

# **Water Services Planning Report**

**Register Reference No.:** SD22A/0447 AI

**Development:** Retention of alterations to previously approved plans to increase the warehouse area by 89sq.m to the side of the approved building and alterations to approved elevations.

**Location:** Site at Bluebell Avenue, Bluebell Industrial Estate, Dublin 12

**Report Date :** 7 March 23

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## **Surface Water Report: Clarification of Additional Information Required:**

**1.1** The drawing submitted is not legible because the setback distance is unclear between building seeking retention and outside diameter of existing 750mm surface water sewer.

There is a 750mm surface water sewer north of site. Submit a drawing in plan and cross-section view showing the setback distance from existing 750mm surface water sewer to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 6m from the building to the outside diameter of existing 750mm surface water sewer.

**1.2** Submit a drawing in plan and cross section view showing the setback distance from the edge of canal to building seeking retention permission and any other development seeking permission. There should be a minimum setback distance of 10m from the building to the edge of canal.

Drawings submitted should be clear and a minimum size of A1.

**1.3** Submit a drawing in plan and cross-sectional views showing proposed Sustainable Drainage Systems (SuDS) features for the development.

Examples of SuDS can be found in SDCC SuDS Guide at:

**[SDCC Sustainable Drainage Explanatory, Design and Evaluation Guide.pdf \(size 9 MB\)](#)**

## **Flood Risk**

**No Objection:**

**1.1** The Developer shall ensure that there is complete separation of the foul and surface water drainage for the proposed development.

**1.2** All works for this development shall comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works.

## **Water Report:**

**Referred to IW**

## **Foul Drainage Report:**

**Referred to IW**

**Water Services Planning Report**

Signed: \_\_\_\_\_  
Brian Harkin SEE

Date: \_\_\_\_\_

Endorsed: \_\_\_\_\_  
Juliene Helbert SE

Date: \_\_\_\_\_