

Water Services Planning Report

Register Reference No.: SD23A/0204

Development: Construction of a new all-weather pitch complete with perimeter fencing and floodlights and all associated site works.

Location: Tallaght Town AFC, Carolan Park, Ballmena Lane, Kiltipper, Tallaght, Dublin 24

Report Date: 3-October-23

Surface Water Report:

No Objection Subject to:

1.1 Prior to works commencing, provide Sustainable Urban Drainage Systems (SuDs) for the proposed pitch, to attenuate the surface water rain run off. Provide drawings showing SuDs features in plan and cross sections.

1.2 Surface water run off from proposed development should be attenuated above ground, by means of SuDs. Above ground SuDs is the preferred option over soakaways. Examples of SuDS include but not limited to the following:

- Bioretention Rain Gardens
- Filter drains
- Swales and Rills
- Permeable pavement
- Green Roofs
- Planter boxes with overflow connection to the public surface water sewer,
- Grasscrete

A combination of SUDs features should be used to provide an overall solution (not just rain water butts).

1.3 Guidance on SuDS can be found SDCC (South Dublin County Council) SuDS Guide.

[sdcc-sustainable-drainage-explanatory-design-and-evaluation-guide.pdf](#)

1.4 If a soakaway is to be used to deal with the surface water from the development (SUDs preferred), prior to construction works starting, provide a drawing showing in plan and cross sections, the soakaway, and soakaway length, width and depth (both overall depth and effective depth). Note it would appear the soakaway will be much deeper than that shown on details drawing. Carry out site investigations and provide a report with the high water table level, to ensure soakaway is not going to be constructed below this. Provide a report detailing site specific percolation tests, calculations for the soakaway sizing, as per BRE Digest 365 (not just results). Agree with SDCC Water Services prior to works commencing. Any proposed soakaway shall be located fully within the curtilage of the property and shall be:

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- i) At least 5m from any building, public sewer, road boundary or structure.
- ii) Generally, not within 3m of the boundary of the adjoining property.
- iii) Not in such a position that the ground below foundations is likely to be adversely affected.
- iv) 10m from any sewage treatment percolation area and from any watercourse / floodplain.

Flood Risk:

No Objection:

Water Report:

Referred to IW

Foul Drainage Report:

Referred to IW

Signed: _____
Ger Staunton EE

Date: 3-10-23

Endorsed: _____
Brian Harkin SEE

Date: _____