



Maintenance Plan and Schedule for Storm Drainage Infrastructure

**Large Residential Development at Kilowen, Kenmare,
Co.Kerry.**

On behalf of KPH Construction

September 2026

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1. Introduction

MWP were commissioned by KPH Construction Ltd. to provide a maintenance plan and schedule in relation to the drainage design in connection with a planning application for a Residential Development at Kilowen, Kenmare, Co. Kerry.

1.1 Location and Proposed Development

The proposed LRD site is located within the townland of Killowen, Kenmare, Co. Kerry, approximately 500m northeast of the Kenmare town centre and is within the Kenmare development boundary in the Kenmare refer to Figure 1 for a site location map. The site itself has been subject to recent disturbance and vegetation clearance and is now largely characterised by bare and disturbed ground with limited semi-natural habitat remaining.

The eastern boundary of the site is defined by the local road, known as 'Pat Scarteen Road', which connects to the main Kenmare to Kilgarvan regional road (R569) to the southeast. To the north, the site adjoins the Aldi commercial premises, while Scarteen Park residential development lies to the northwest. The western and southwestern boundaries are bordered by woodland area.



Figure 1 Site Location

A review of the EPA map-viewer determined that there is a watercourses traversing north of the proposed development site, as shown in Figure 2.

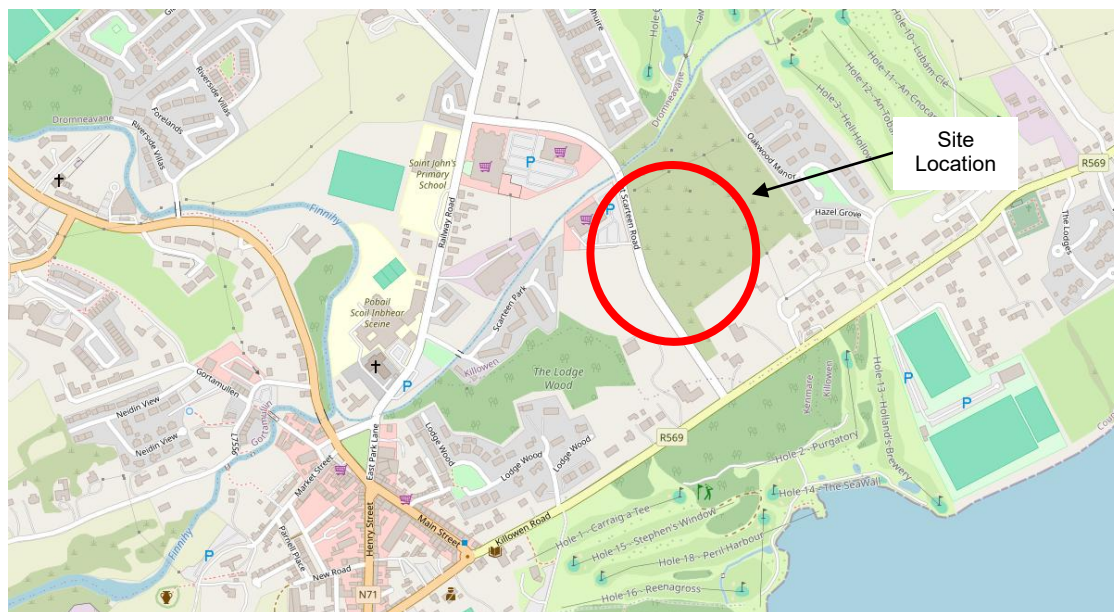


Figure 2 Water courses in vicinity of the site (EPA Maps)

KPH Construction Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at Kilowen (townland), Kenmare, Co. Kerry.

The proposed development will be on an area of approximately 2.7ha and consists of a LRD comprising 100 No. residential units, car parking, shared open spaces, landscaping, and all associated and ancillary site works to facilitate the proposed development.

The proposed development includes the following:

- The demolition of 2 no. existing single-storey sheds
- The construction of 100 No. residential houses comprising of:
 - 40 No. 3-Bed two storey house
 - 30 No. 1-Bed apartments
 - 30 No. 2-Bed apartments

with ancillary landscaping and associated site development works.

- The development makes provision for 40 no. two-storey houses, comprising 36 no. semi-detached 3 bed units and 4 no. 3 bed mid-terraced units and 60 no. own-door maisonette/apartment units over 2 no. storeys (30 no. 1 bed units, 30 no. 2 bed units).
- Vehicular access to the development will be via an upgraded and relocated entrance off the Pat Scarteen Road, with proposed upgrades including amendments to the existing shared pedestrian/cycle path and modifications to the signing and lining on the public road. The proposed development also provides for separate pedestrian/cycle entrances off Clash Road and includes dedicated pedestrian and cycling paths traversing the site.

- Ancillary infrastructure development works will include wastewater infrastructure, a pumping station, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, landscaping and all associated site development works.

2. Recommended Maintenance

All elements of the drainage system should be inspected following a major storm event. Maintenance should be carried out in tandem with the specification outlined by the manufacturer and be conducted to whichever is the most onerous. When carrying out maintenance, it is essential that a record of inspection and maintenance on all elements is kept and updated when required. A proposed template to record the maintenance and inspections conducted on the site can be found in Appendix A.

2.1 Storm Drains

It is recommended all storm drains are cleaned every 6 months. Further recommendation is shown below:

Maintenance Schedule	Required Action	Typical Frequency
Routine Maintenance	Inspection	Monthly
	Litter/debris removal	Monthly or as required
Occasional Maintenance	Sediment removal – silt build-up should be removed	Every 6 months
Remedial Maintenance	Repair (as a result of damage or vandalism)	As required

2.2 Kingspan Klargester Bypass Separators

Kingspan Klargester recommends checking the oil levels after the first 3 months. This will give an indication on when the separators should be maintained.

2.3 Operation & Maintenance requirements for attenuation storage tanks as per CIRIA C753 – SuDS Manual 2015 & Wavin Aquacell O&M Manual

Maintenance Schedule	Required Action	Typical Frequency
Regular Maintenance	Inspect and identify areas that are not operating correctly. Take action where required	Monthly for 3 months. Yearly thereafter.
	Remove debris from catchment surface. (where it may cause risk to performance.)	Monthly
	For systems where rainfall infiltrates into the tank from above, check surface of filter for blockage by sediment, algae or other matter; remove and replace surface infiltration medium as necessary.	Annually
	Remove sediment from pre-treatment structures, isolation rows, and/ or internal forebays	Annually, or as required

Remedial Maintenance	Repair/rehabilitate inlets, outlet, overflows and vents	As required.
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are in good condition and operating as designed	Annually & following large storms
	Survey inside of system for sediment build-up and remove if necessary	Every 6 months or as required.

2.4 Operation & Maintenance requirements for silt traps as per CIRIA C753 – SuDS Manual 2015

Maintenance Schedule	Required Action	Typical Frequency
Routine Maintenance	Inspection	Monthly
	Litter/debris removal	Monthly or as required
Occasional Maintenance	Sediment removal – silt stores should be emptied	Every 6 months
Remedial Maintenance	Repair (as a result of damage or vandalism)	As required

2.5 Operation & Maintenance requirements for hydro brakes as per CIRIA C753 – SuDS Manual 2015

Maintenance should be carrying out in tandem with the specification outlined by the manufacturer. As a general guide, the following requirements should be met:

Maintenance Schedule	Required Action	Typical Frequency
Routine Maintenance	Inspection	Monthly
	Litter/debris removal	Monthly or as required
Occasional Maintenance	Sediment removal – silt stores should be emptied	Every 6 months
Remedial Maintenance	Repair (as a result of damage or vandalism)	As required

2.6 External drainage system – Drainage adjacent to road

The drainage system should be inspected regularly to coincide with the aforementioned specification. A general guideline is shown below:

Maintenance Schedule	Required Action	Typical Frequency
Routine Maintenance	Inspection	Monthly
	Litter/debris removal	Monthly or as required
Occasional Maintenance	Sediment removal – silt stores should be emptied	Every 6 months
Remedial Maintenance	Repair (as a result of damage or vandalism)	As required

Appendix A

**Proposed Maintenance and Inspection Schedule Record
Sheet**

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Appendix B

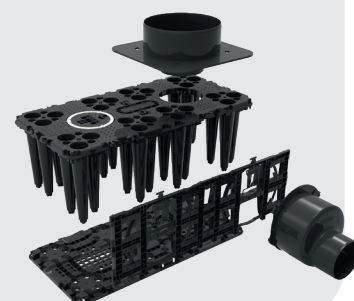
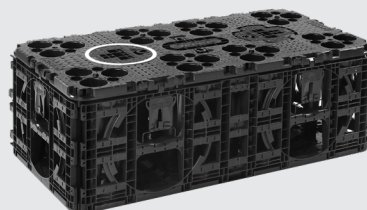
Product Data Sheets

AquaCell

Product Description

Geocellular units for detention and infiltration of rainwater.

The optimal solution for fast installation and total access for inspection and cleaning.



Technical information

Dimensions		
Length	48 in	1200 mm
Width	24 in	600 mm
Height	16 in	400 mm
Gross volume (without bottom)	10.25 cf	
Void ratio*		94-96%
Weight main unit	24 lb	11kg
Pipe connections	6-12 in	160-315 mm
Tank volume per truck	<11406 ft ³	<323 m ³

*Void ratio varies based on number of system layers & side panels

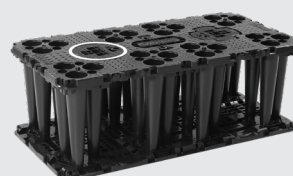
Accessibility		
Vertical access	10 in	250 mm
Width inspection channel (bottom)	8 in	200 mm
Accessible surface area	54%	

General	
Material	Recycled polypropylene
Color	Black
Connectors	Integrated
Standard	EN17152-1

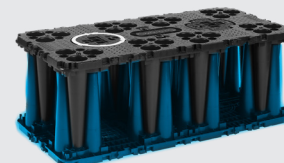
Window of Application*		
Type of Load	Regular	Extra strong
H-10 Traffic Loading	d=12in. / H= 14.4ft	d=12in. / H=26.2 ft
HS-20 Traffic Loading	d=24 in. / H=14.4ft	d=18 in. / H=26.2ft
HS-25 Traffic Loading	d=32in. / H=14.1 ft	d=22in. / H=26.1 ft

*General indication for installation above groundwater level, according to instructions for single layer tanks. For multi-layer tanks, the window of application may be limited. Wavin always recommends a minimum cover of 12 inches (0.3 meter). For specific projects, seek advice of Wavin.

Regular Configuration



Extra strong Configuration



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