MWP

Civil Utilities Planning Report

Residential Development, Deerpark, Killarney, Co.Kerry

On behalf of Ross-Park Residential HS **Limited.**

September 2026

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1. Introduction

MWP were commissioned by Ross-Park Residential HS Limited to provide a design for the civil utilities serving the site namely,stormwater, foul water, public lighting, and water supply in connection with a planning application for a Residential Development at Ardshanavooly, Killarney, Co. Kerry. This Report outlines the engineering design proposals for the elements described above relating to the planning application.

1.1 Location and Proposed Development

The development is proposed to be constructed on land north of Ardshanavooly, on the outskirts of Killarney, Co. Kerry, refer to Figure 1-1 for a site location map. The site area within the red line boundary is approximately 3.8ha. It is currently in a predominantly greenfield condition. The site is located to the north of Killarney and consists of agricultural fields on a slight south-facing slope. The Figure 1-1 below shows the proposed site.



Figure 1-1: Aerial Image of Proposed Site

A review of the EPA map-viewer determined that there are no watercourses traversing the proposed development site and there are none within the immediate vicinity, as shown in Figure 1-2.

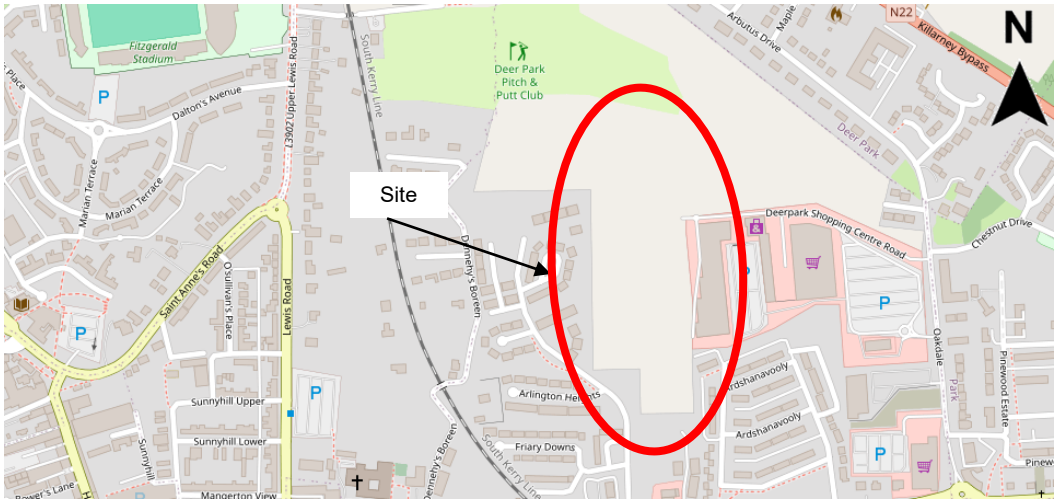


Figure 1-2: Water courses in vicinity of the site (EPA Maps)

Ross-Park Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at Ardshanavooly (townland), Killarney, Co. Kerry.

The development will consist of the construction of a residential development of 188 no. residential units with ancillary creche, landscaping and all associated site development works.

The proposed development includes the construction of 120 no. two storey houses comprising of 51 no. townhouse units (35 no. 3-bed units, 16 no. 4-bed units), 50 no. semi-detached units (32 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

Vehicular access to the proposed development will be via the proposed Killarney Strategic Links Project - Links Road A-C, part of which will be delivered by the proposed development. The design includes short and longer term future accesses reflecting the phased delivery of Links Road A-C, as well as pedestrian/cycle infrastructure to/from Friary Downs / the R876 to the south and internally within the development site and to adjoining areas.

Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings and creche, 1 no. ESB substation, landscaping, water services and drainage infrastructure and all associated site development works.

2. Water Supply Proposals

There is an existing 250mm asbestos main, to the east of the site. A Pre-connection enquiry was submitted to Uisce Eireann (UE). UE have advised that the connection is feasible with infrastructure upgrades outlined in their Confirmation of Feasibility (COF) letter.

The existing network is shown in the Confirmation of Feasibility (COF) attached in Appendix A.

It is proposed to connect the proposed development to the existing watermains in the public road via a 150mm diameter connection. The spine within the estate has been designed as 150mm diameter and on a route so to minimize upgrade works required within the site when the future phases are constructed. Branches of 150mm diameter will serve routes with fewer than 100 residential units.

Refer to calculations in Appendix B for further information on predicted flow rates based on the Code of Practice by Irish Water. The proposed layout is shown in Appendix C.

3. Foul Water

A plan of the existing Irish Water services in the area is provided in the COF attached in Appendix A. The COF has advised the development is feasible subject to upgrades.

The development is being served by a foul gravity sewer. The sewer will discharge to an existing UE 225mm foul sewer located to the south of the site along Friary Downs Road.

Calculations with predicted flow rates are shown in Appendix B using the Code of Practice by Irish Water. Proposed layout is shown in Appendix C.

4. Storm Water

Site investigations indicate the subsoils consists of sandy gravels to depth. These sandy gravels have been tested in accordance with BRE365, these tests indicate a high permeability K value up to $1.6x10^{-5}$ m/s. The results show

good infiltration media, indicating that infiltration on-site is a viable method of removing surface water from the development. The infiltration testing is detailed in Section 4.1.1

A SuDS system with greater at-source water quality characteristics is considered to be a more sustainable method of stormwater control on this site. The permeability of the soil allows full infiltration into the groundwater. It is proposed to install a new stormwater sewer system within the development. The design has been completed taking cognizance of the Greater Dublin Regional Code of Practice for Drainage Woks (GDSDS) and the CIRIA SUDS manual 2015.

The surface water drainage system will incorporate all hardstand areas including rainwater from the roofs of each of the houses which will be discharged into a central carrier pipe located down the central spine corridor. Stormwater runoff along the carriageway will be directed to an attenuation/soakaway area within the green public space. The system is designed to collect the stormwater runoff generated on the site and store it in an underground stormtech attenuation tank. This tank will allow runoff to infiltrate naturally through the soil beneath and into the groundwater.

The storm sewer system was designed using an iterative approach and the use of Infodrainage software to obtain a design that incorporates these parameters and inputs. Several configurations were developed and the proposed is the option most suited to the site taking cognizance of the constraints including area and site gradients. The attenuation system has been designed based on infiltration testing carried out on the 12th of February 2026. All runoff generated within the development will be attenuated and discharged to ground via infiltration systems, thereby promoting groundwater recharge. No surface water outfall or discharge to adjacent lands,watercourses, or public drainage infrastructure is proposed, ensuring that all stormwater remains within the site boundary.

4.1 Design Parameters

The storm and foul network for the site is designed using hydraulic modelling software WinDes Micro Drainage. Refer to Figure 4.2 for the parameters assumed for the storm network design. All attenuation designs are based on the infiltration rates and locations. The M5-60 value 16.2 below is based on the rainfall return period data specific to the site location and is taken from the interactive map on WInDes. The ratio R value is calculated using the following formula:

R = M5 60 min/M5 2D

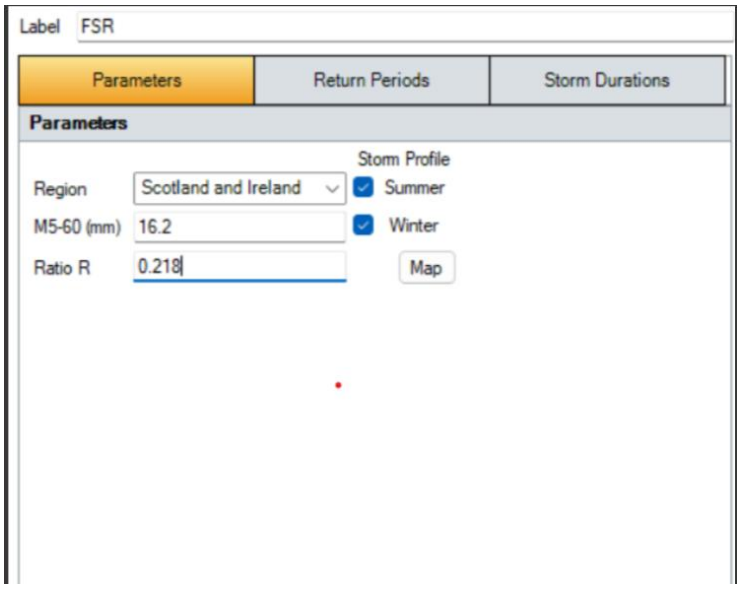


Figure 4-1: Storm Water Design Parameters

The storm drainage proposals incorporate the following elements;

- Sewers not surcharging in the 30-year event with 20% Climate Change
- Sewers not flooding in the 100-year event with 20% Climate Change.
- Class 1 Bypass Petrol Interceptors where runoff is collected from carriageway/parking areas.
- Sub-surface attenuation systems designed for storage of a 1 in 100-year storm plus 20% Climate Change.
- Interceptors (rain garden and tree pit) not taken into account in the 100 year event modelling.
- Manholes fitted with hydrobrakes will show to surcharge in the 30-year event in the microdrainage outputs. This is due to the attenuation tank requiring to fill to generate the head required for outflow

4.1.1 Infiltration results

Infiltration testing was completed as part of the site investigation campaign to determine site ground conditions and infiltration rates of the soil. The testing was carried out at three of the proposed soakaway locations. Further infiltration testing will be complete as part of the detailed design. A good soil infiltration rate was noted in the three of the proposed locations. The three trial pits were filled with water and levels were taken at intervals. The following soil infiltration rates (m/s) were calculated in accordance with Section 3.2 of the BRE 365 document.

Soakaway 1 =1.6 x 10-5 m/s

Soakaway 2 =1.04 x10-5 m/s

Soakaway 3 =1.48 x 10-5 m/s

The attenuation system is proposed to be constructed using a crate system by Wavin. This system was chosen to achieve the requirements of the design to cater for the volume of attenuation, minimize footprint on site and the envisaged loading requirements. The size of the attenuation system has been designed using the respective infiltration rates.

4.2 SUDS Measures

The aim of these measures is to design the site drainage in a manner that mimics the natural drainage process for the site pre-development and reduce the impact of the development on the environment. The SUDS measures selection process for this site were guided by the four pillars of SuDS which are Water Quantity, Water Quality, Biodiversity and Amenity. These prioritise the use of nature-based solutions with infiltration measures to promote groundwater discharge. This selection process took into account their practicability for use on the site and the constraints such as the topography and development layout so to create a SUDS Management Train.

The SUDS Management Train proposed for this site is evaluated the from the point where rain falls, through the conveyance network through to how it is discharged within the site.

The Deerpark site was divided into several sub catchments, each catchment was designed to manage its own individual run off. These were chosen to regulate the flow as close to the place where rain falls as possible, rather than concentrating the flow to one spot on the site for attenuation.

The SUDS measures outlined below have been reviewed while conducting drainage design.

4.2.1 Bioretention Raingarden/ Tree pits

Bioretention Raingarden/Tree pits have the ability to contribute to the storm water management strategy while also adding to the aesthetic value of the overall development. These can increase infiltration of the soil while also removing storm water through transpiration and interception. Rainfall from nearby pavements discharges into these bioretention rain gardens/tree pits. Water infiltrates through the surface layer and filters through the soil which serves to reduce pollution. Where possible, water infiltrates directly into the ground. Any excess water will flow into the surface overflow and directed along a perforated land drain with a flow control fitted at outlets to maximize infiltration potential.

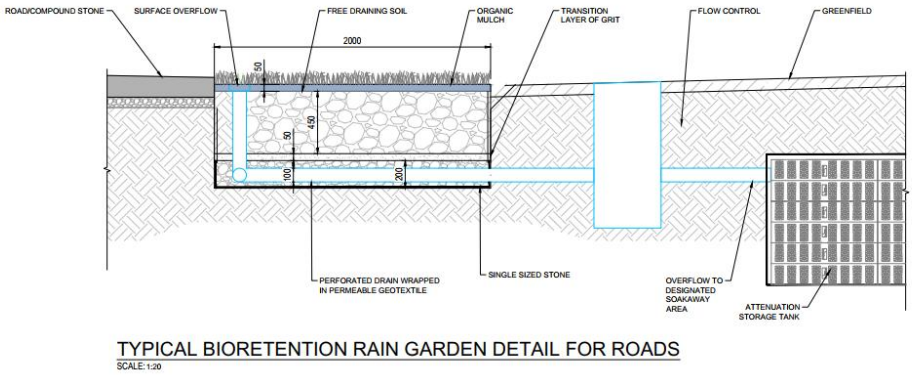


Figure 4-2: Typical Bioretention Rain Garden Detail for Roads

4.2.2 Dry Swales

Dry swales work by capturing sheet flow off the road surface. They have shallow channels with a flat bottom surface and gently sloping sides which are designed to guide and store surface water. At 10-20m intervals, stone check dams will be placed along the length of the swale to assist in reducing flow velocities. Furthermore, these dams will act as a screening mechanism to remove any pollutant load in the runoff. Beneath the swale a filter drain will help to maximise infiltration capacity. The filter drain will also increase the attenuation volume capacity.

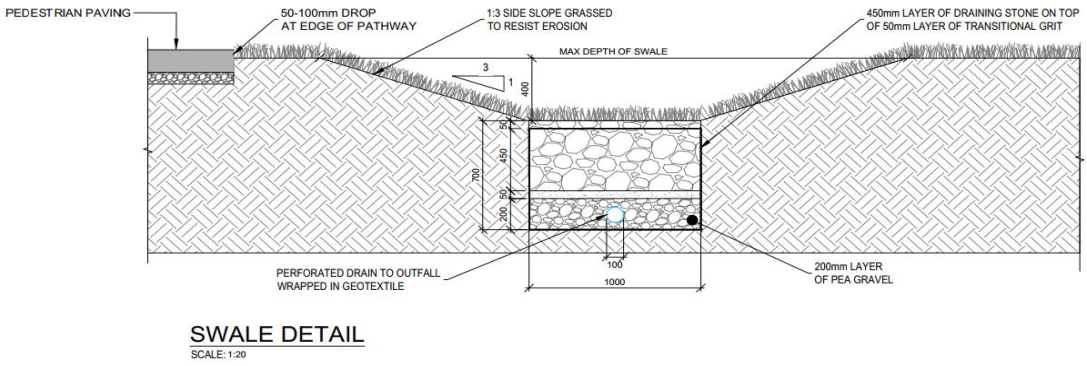


Figure 4-3: Typical Swale Detail

4.2.3 Petrol Interceptors

Petrol interceptors are placed in the primary storm drain system. These are essential in all new developments as they greatly assist in complying with health and safety as well as environmental legislation. Petrol interceptors work by removing any oil based liquids that make their way into the storm network system.

4.2.4 Attenuation Storage Tanks

The site will contain separate tanks of varying volume which are hydraulically connected, allowing an extra safety measure in the event one isn't performing to its design capacity. Cellular attenuation storage tanks have been chosen to maximise the allowable volume of water which can be stored on site, while also allowing infiltration to occur.

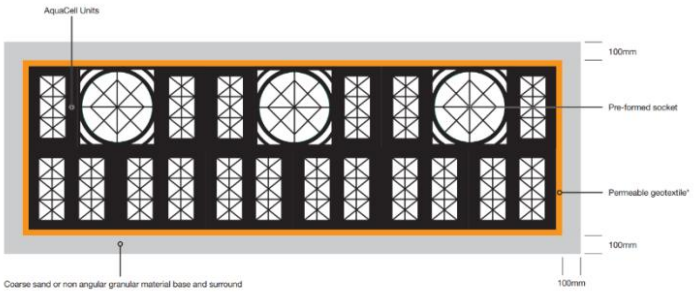


Figure 4-4: Attenuation Storage Tanks

Manholes immediately upstream and downstream of the tanks will have catch pits in order to prevent silt building up within the tanks.

Attenuation tank systems require a minimum of 0.3m cover under landscaped areas. Sizing of tanks are based on the 1 in 100 year storm event + 20% climate change factor.

Infiltration rates have been designed based on the soakaway test results given in Appendix G

An indicative maintenance plan for the sewer system for this project is provided in Appendix F.

5. Public Lighting

The public lighting installation shall be designed and installed in accordance with Kerry County Council's Public Lighting Policy. The Public Lighting scheme shall comply with Class P3 of BS5489/IS EN 13201-2 for residential roads with S/P ratio of 1.4 applied (6.0 lux average, 1.2 lux minimum). All lanterns shall be LED and shall be mounted on 6m galvanised steel columns. Given the site's proximity to Killarney National Park and to minimise the impacts on wildlife within the Deenagh River corridor all LED Lanterns shall have a colour temperature of 2700K, integrated rear louvres and 0 degree tilt.

6. Telecom and other Electrical services

Telecom Services:

The site will be serviced with an underground telecom network with ducting to each block of apartments and housing units. This will facilitate the installation of fibre optic services for each of the dwellings.

Television Services:

Each apartment block will have its own television distribution network and will be cabled to provide each unit with the option of free-to-air and satellite subscription services. This will be done via a centralised television distribution hub and this will eliminate the need for each apartment to have individual satellite dishes. The individual houses will be cabled to allow for either a free-to-air or subscription television service.

ESB Services:

All ESB services within the site will be underground. It is expected that 2 No. plinth (2.6m(l) x2.2m (w)) mounted electrical transformers will be required to provide power to the houses/apartments. These transformers will be discretely located on site with the final location to be agreed with ESB Networks.

Electric Vehicle (EV) Charging:

The proposed EV charging infrastructure will comply with the guidelines in the Technical Guidance Document Part L and Kerry County Development Plan (2022-2028). Ducting will be provided throughout the site to all carparking spaces to facilitate the installation of EV chargers. A minimum of 1 EV charging point space per five car parking spaces will be provided as per the KDCP requirements. The parking Information in relation to the proposed EV charging units has been provided in Appendix I.

7. Road Safety Audit & Traffic & Transport Assessment

The vertical alignment of the roads within the site have been designed in accordance with the "DMURS" by the Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government (2019). The gradient of the entrance is limited to a maximum of 2% within 15m of the entrance junctions.

A Stage 1 Road Safety Audit Report has been carried out by MHL & Associates Ltd. All recommendations have been considered and the site layout has been updated accordingly as per the designer's feedback form attached in the RSA Report. The Stage 1 RSA report has been submitted as a standalone document.

A Traffic and Transport Assessment (TTA) has also been carried out as required for submission to KCC. To establish the existing vehicular volumes surrounding the proposed site, on-site classified junction turning counts were recorded by MWP on a typical weekday period. The counts were undertaken in February 2026, adjacent to the proposed site access and along the route of the proposed construction traffic. The TTA findings show that the subject proposals will not result in a material deterioration of local road conditions above that which is already forecast. In conclusion, the TTA shows that the opportunity is available, in terms of transport and traffic, for the planning authority to favourably consider the proposed development on the subject site. The TTA Report has been submitted as a standalone document.

The internal road layout of the estate has been subjected to a swept path analysis of a bin lorry and a fire engine. These drawings are included in Appendix J. This analysis demonstrates how the internal site layout permits the movement of these vehicles around it given the low design speeds and residential nature of the site.

The vertical alignment of the roads within the site have been designed in accordance with the “DMURS” by the Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government (2019).

Appendix A

Confirmation of Feasibility

CONFIRMATION OF FEASIBILITY

Sean Harrington

Reen Point
Blennerville
Tralee
Kerry
V92X2TK

Uisce Éireann
Bosca OP 448
Oifig Sheachadta na
Cathrach Theas
Cathair Chorcaí

Uisce Éireann
PO Box 448
South City
Delivery Office
Cork City

www.water.ie

27 June 2025

Our Ref: CDS24008224 Pre-Connection Enquiry
Deer Park Estate, Ardshanavooly Deer Park, Killarney, Kerry

Dear Applicant/Agent,

We have completed the review of the Pre-Connection Enquiry.

Uisce Éireann has reviewed the pre-connection enquiry in relation to a Water & Wastewater connection for a Multi/Mixed Use Development of 108 unit(s) at Deerpark Estate, Ardshanavooly, Killarney, Kerry, (the **Development)**.

Based upon the details provided we can advise the following regarding connecting to the networks;

- **Water Connection**
  - Feasible Subject to upgrades
    - Approx. 130m of new 200mm ID main to connect from existing 250mm Asbestos main.
    - New spine main of 200mm ID.
    - New valve at the connection with 150mm main to the north (closed).
    - Resetting the existing PRV WFV0000474.
- **Wastewater Connection**
  - Feasible Subject to upgrades
    - WW Pump Station likely required. To be confirmed by Developer at application stage.
    - Sufficient space to be provided at pump station in order for other zoned development areas to the north to be connected.

This letter does not constitute an offer, in whole or in part, to provide a connection to any Uisce Éireann infrastructure. Before the Development can be connected

Stiúrthóirí / Directors: Niall Gleeson (POF / CEO), Jerry Grant (Cathaoirleach / Chairperson), Gerard Britchfield, Liz Joyce, Michael Nolan, Patricia King, Eileen Maher, Cathy Mannion, Paul Reid, Michael Walsh.
Oifig Chláraithe / Registered Office: Teach Colvill, 24-26 Sráid Thalbóid, Baile Átha Cliath 1, D01 NP86 / Colvill House, 24-26 Talbot Street, Dublin, Ireland D01NP86
Is cuideachta ghníomhaíochta ainmnithe atá faoi theorainn scaireanna é Uisce Éireann / Uisce Éireann is a designated activity company, limited by shares.
Cláraithe in Éirinn Uimh.: 530363 / Registered in Ireland No.: 530363.

to our network(s) you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.

As the network capacity changes constantly, this review is only valid at the time of its completion. As soon as planning permission has been granted for the Development, a completed connection application should be submitted. The connection application is available at www.water.ie/connections/get-connected/

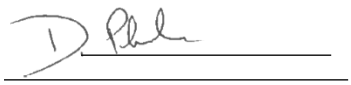
Where can you find more information?

- **Section A -** What is important to know?

This letter is issued to provide information about the current feasibility of the proposed connection(s) to Uisce Éireann's network(s). This is not a connection offer and capacity in Uisce Éireann's network(s) may only be secured by entering into a connection agreement with Uisce Éireann.

For any further information, visit **www.water.ie/connections**, **email newconnections@water.ie** or contact 1800 278 278**.**

Yours sincerely,



Dermot Phelan
Connections Delivery Manager

Section A - What is important to know?

What is important to know?	Why is this important?
Do you need a contract to connect?	• Yes, a contract is required to connect. This letter does not constitute a contract or an offer in whole or in part to provide a connection to Uisce Éireann's network(s). • Before the Development can connect to Uisce Éireann's network(s), you must submit a connection application and be granted and sign a connection agreement with Uisce Éireann.
When should I submit a Connection Application?	• A connection application should only be submitted after planning permission has been granted.
Where can I find information on connection charges?	• Uisce Éireann connection charges can be found at: https://www.water.ie/connections/information/charges/
Who will carry out the connection work?	• All works to Uisce Éireann's network(s), including works in the public space, must be carried out by Uisce Éireann*. *Where a Developer has been granted specific permission and has been issued a connection offer for Self-Lay in the Public Road/Area, they may complete the relevant connection works
Fire flow Requirements	• The Confirmation of Feasibility does not extend to fire flow requirements for the Development. Fire flow requirements are a matter for the Developer to determine. • **What to do?** - Contact the relevant Local Fire Authority
Plan for disposal of storm water	• The Confirmation of Feasibility does not extend to the management or disposal of storm water or ground waters. • **What to do?** - Contact the relevant Local Authority to discuss the management or disposal of proposed storm water or ground water discharges.
Where do I find details of Uisce Éireann's network(s)?	• Requests for maps showing Uisce Éireann's network(s) can be submitted to: datarequests@water.ie

What are the design requirements for the connection(s)?	• The design and construction of the Water & Wastewater pipes and related infrastructure to be installed in this Development shall comply with ***the Uisce Éireann Connections and Developer Services Standard Details and Codes of Practice,*** available at www.water.ie/connections
Trade Effluent Licensing	• Any person discharging trade effluent** to a sewer, must have a Trade Effluent Licence issued pursuant to section 16 of the Local Government (Water Pollution) Act, 1977 (as amended). • More information and an application form for a Trade Effluent License can be found at the following link: https://www.water.ie/business/trade-effluent/about/ **trade effluent is defined in the Local Government (Water Pollution) Act, 1977 (as amended)

Appendix B

Water Mains and Foul Calculations for the site

Irish Water Preconnection Application Form Calculations

Site Details

Phase 1

Address

Deerpark
Killarney
Co. Kerry

Residential

Watermains

	No.	Occupancy	Total	
Number of Units	186	2.7	502.2	Persons
			503	Persons

2.7 Assumed Occupancy Level
Source: Irish Water Code of Practice for Water

Average Usage	75450	l/day
	0.873	l/s
Average Day/ Peak Week Demand	1.092	l/s
Peak Demand	5.458	l/s

Average Daily usage 150 l/person/day

1.25 times average daily domestic demand
5 times average day/peak week demand
Source: Irish Water Code of Practice for Water

Wastewater

Residential

Dry Weather Flow	82956	l/day
	0.960	l/s
Design Foul Flow	5.761	l/s

Dry Weather Flow 446 l/dwelling/day
Source: Irish Water Code of Practice for Wastewater
Domestic Wastwater peak factor 6
Source: Irish Water Code of Practice for Wastewater

Appendix C

Proposed Storm, Foul and Watermain Layout



DO NOT SCALE FROM THIS DRAWING. USE FIGURED DIMENSIONS IN ALL CASES. VERIFY DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNERS IMMEDIATELY. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE DESIGNERS © THIS DRAWING IS COPYRIGHT AND MAY ONLY BE REPRODUCED WITH THE DESIGNERS PERMISSION.

NOTES

1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATIONS, BILLS OF QUANTITIES, ARCHITECTURAL, SERVICES AND ENGINEERING DRAWINGS.
2. ALL LEVELS ARE IN METRES RELATED TO:
   DATUM: ORDNANCE DATUM MALIN HEAD
   REFERENCE SYSTEM: IRISH TRANSVERSE MERCATOR (ITM)
   GEOID: OSGM15
3. ALL DIMENSIONS ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
4. ANY DISCREPANCIES BETWEEN THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. DRAWINGS ARE NOT TO BE SCALED.
6. AERIAL IMAGERY, WHEN USED, IS SOURCED FROM MICROSOFT BING MAPS THROUGH THE OPEN LICENSING AGREEMENT WITH AUTODESK.

LEGEND

PROPOSED ROAD GULLY

REV	DATE	DESCRIPTION	BY	APP
P03	29.09.26	ISSUED FOR INFORMATION	P.V.	I.B.
P02	14.09.26	ISSUED FOR INFORMATION	P.V.	I.B.
P01	12.03.26	ISSUED FOR INFORMATION	P.V.	I.B.

PROJECT:

DEERPARK HOUSING

TITLE:

PROPOSED GULLY LAYOUT

CLIENT:

ROSS-PARK RESIDENTIAL HS LIMITED

MWP
ENGINEERING AND ENVIRONMENTAL CONSULTANTS
CORK | TRALEE | LONDON | LIMERICK
mwp.ie

DRAWN:	CHECKED:	APPROVED:
P.V.	S.H.	I.B.
PROJECT NUMBER:	DATE:	SCALE @ A1:
25123	MAR 2026	1:500

ACCEPTANCE CODE:	PURPOSE OF ISSUE:	PURPOSE CODE:
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