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Ref: 25123
Date: 29/09/2026

Planning Department,
Kerry County Council,
Rathass,
Tralee,
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V92 H7VT

Re: **Deerpark, Killarney, Co Kerry**
Subject: **LRD Opinion**

To whom it may concern,

This document presents the responses to each item of the LRD Opinion from the Civil, Structural and Electrical Engineers in MWP.

Appendix A

Comment

Items such as utilities, spare ducting, public lighting etc. along any section of the strategic link would need to be to KCC specification.

Response

Utilities, spare ducting, public lighting etc. will be to KCC specification.

Comment

Uisce Eireann has identified a requirement for a 525mm foul sewer and a 250mm trunk watermain along the strategic link road to future proof the development areas to the north.

Response

These infrastructure upgrades will be carried out as part of the proposed works.

ENGINEERING AND ENVIRONMENTAL CONSULTANTS

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Engineers Ireland CPD Accredited Employer
Quality ISO9001:2015 NSAI Certified
Environment ISO14001:2015 NSAI Certified
Health & Safety ISO45001:2018 NSAI Certified
Building Information Modelling ISO 19650-2:2018 NSAI Certified

Appendix B

Drainage Network

The applicant shall install a 450mm drainage pipe to convey storm water in an easterly direction through the development…

Response

Please see updated drawings '25123-00-DTM-DR-MWP-CE-2102-2103_PROPOSED STORM DRAINAGE LAYOUT' which includes a 450mm drainage pipe following the east to west access road through the development and will be installed in accordance with TII standard details for laying storm water pipes.

Building of A-C road though the development:

Internal discussions with relevant stakeholders are required to agree a strategy to ensure that the developer constructs the road as part of the development. Example consideration should be given to applying a condition requiring the road to be constructed prior to the development.

Response

KCC have reviewed the proposed layout for the Strategic Link Road and have stated the following:

'it is generally acceptable subject to the following:

Any recommendations of Road Safety Audits or DMURS Quality Audits
Input from other KCC departments
The vertical profile will need to be considered, particularly in the context of tie-in to the south, drainage and through connection of utilities, particularly sewers.
Floor levels may need to be adjusted or retaining walls constructed to eliminate cut/fill slopes as shown.
The attenuation and infiltration of road runoff will need to be considered; I note that in the previous LRD meeting it was to be accommodated with the development runoff.
The western access is temporary and will be eliminated once the signalised junction is operational.
The western link to the Wrightwood LRD site needs to be agreed with them. '

Appendix C Flooding, Coastal and Marine Unit

Flood Risk Assessment

A Site-Specific Flood Risk Assessment Report and the Engineering Assessment and Drainage Design Report is required to ensure that the development as a proposed will not have a significant adverse impact on the existing hydrological regime or exacerbate the risk of flooding elsewhere.

Response

Please see site specific Flood Risk Assessment and Drainage Impact Assessment.

Maintenance Plan

A fully developed Maintenance Plan and Schedule for the storm drainage and SuDS infrastructure needs to be provided and agreed with the Council prior to commencement of construction.

Response
Please see '25631-ZZ-ZZZ-RP-MWP-CE-6002 MAINTENANCE REPORT'.

Appendix E Environmental Assessment Unit
Surface water drainage
Additional nature-based solutions to surface water drainage should be incorporated, so as to help purify run-off.

Response
Additional SuDS measures have been included please see updated Storm Layout Drawing, '25123-00-DTM-DR-MWP-CE-2102-2103_PROPOSED STORM DRAINAGE LAYOUT'.

Appendix F Building Control and Fire Department
Irish Water/ Uisce Eireann
The developer should check the size of the current watermain they are connecting to encase it is 50mm or 75 or 100 or 125 mm diameter.

Response
The connection pipe is a 150mm pipe, as advised by Uisce Eireann.

Drainage and Wastewater
Who maintains the silt traps both upstream and downstream of the tank/pond?

Who maintains the separator?

Attenuation Tanks - What is the loading ability here?

Response

It is envisioned that the proposed development post construction that the public areas, including the silt traps and separators, would be taken in charge by Kerry County Council. If this is not an available option, a maintenance company will be employed to upkeep infrastructure within the estate.

The AquaCell Plus-R Attenuation Tank has a 'proven vertical loading capacity of: 70.2 tonnes/m2. (702 kN/m2).'

AquaCell Plus-R

Application

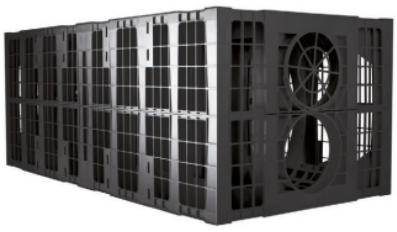
AquaCell Plus-R has been designed primarily for use in applications where inspection is required. It is suitable for use in all applications from landscaped areas to heavily trafficked areas (for vehicles up to 44 tonnes). The units can be used in combination with AquaCell Core-R (and Eco if there is at least one layer of Core-R in between the Plus-R and Eco layer).

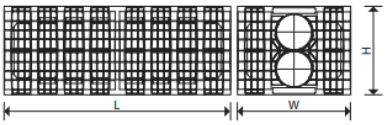
Extra lateral loading capacity allows installation at greater depths. Integral inspection channels in each unit combine to create viewing channels for the full length of the installed structure.

Typically for use down to depths of 7.82m in landscaped areas (7.57m trafficked by cars and 7.3m trafficked by HGV's) to the base of the units from ground level, in best soil conditions. Trafficking by heavy construction plant on site, including mechanical equipment, must be avoided until the minimum cover depth of 1.30 metres is in place.

Features and benefits

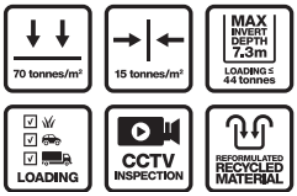
- Suitable for extra deep installations
- Inspectable (supplied with end cap for use when an inspection channel is not required)
- Proven vertical loading capacity of: 70.2 tonnes/m² (702 kN/m²)
- Proven lateral loading capacity of: 15.1 tonnes/m² (151 kN/m²)





Material: Polypropylene

Nominal size (mm)	Part number	Dimensions (mm)		
		W	H	L
160	6LB200	500	400	1000



Materials and Workmanship – Construction

What is the proposed construction of the Apartments and Houses?

Response

The development is proposed to be ICF Construction. All certification and product sheets will be provided as part of the commencement notice process before construction commences.

Should you have any questions please do not hesitate to contact me.

Yours sincerely,



Ian Brosnan, Director. BEng (HONS) CEng MIEI MIStructE, MICE
for MWP