MWP

Maintenance Plan and Schedule for Storm Drainage Infrastructure

Residential Development, Deerpark

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 maintenance plan and schedule in relation to the drainage design in connection with a planning application for a Residential Development at Deer Park, Tralee, 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 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 below shows the proposed site.



Figure 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 Error! Reference source not found..

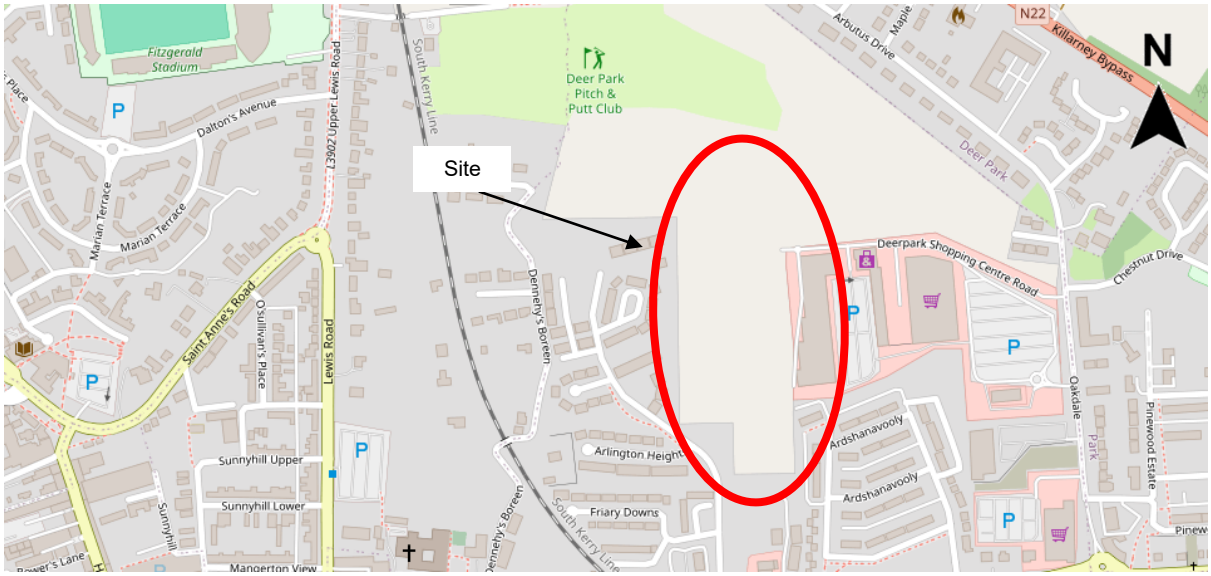


Figure 2 Water courses in vicinity of the site (EPA Maps)

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.

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

Date	Item Inspected/ Maintained	Inspection/ Maintenance Type	Comment on condition of Item prior to the Works and detail of what works were performed	Inspected/Maintained by:

Appendix B

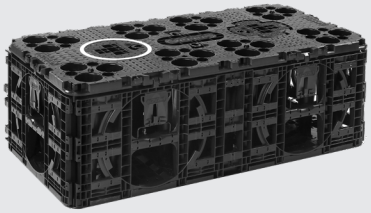
Product Data Sheets

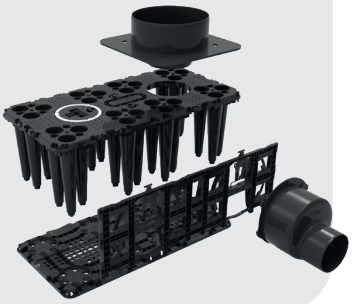
AquaCell

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

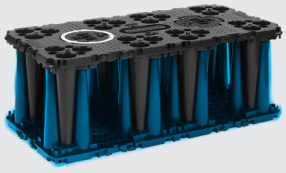
Window of Application*		
Type of Load	Regular	Extra strong
H-10 Traffic Loading	d=12in. / H= 14.4ft	d=12in. / H=26.2 ft
HS-20 Traffic Loading	d=24 in. / H=14.4ft	d=18 in. / H=26.2ft
HS-25 Traffic Loading	d=32in. / H=14.1 ft	d=22in. / H=26.1 ft.

*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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