

STAGE 2LRD Opinion Tracker – Railpark West LRD - CIVIL

14/11/2025

No.	LRD Opinion Item	Notes/Comments
1	<p>A revised surface water drainage design is required. The applicant shall comply with the Kildare County Development Sustainable Drainage Systems (SuDS) Guidance Document and incorporate a sequence of SuDS techniques that work together in a Management Train to control the flow, volume and frequency of run-off as well as preventing or treating pollution as water flows through the development. SuDS design shall maximise naturebased solutions and the sustainable drainage systems shall be designed, inspected, and supervised by a qualified engineer who shall certify the works as compliant with regard planning compliance, design and construction. The sustainable drainage systems shall cater for the 1 in 100 year storm event (or as otherwise agreed in writing) and with an allowance of +30% in order to cater for "climate change" and an additional 10% for Urban creep. The applicant shall ensure that surface water from the development does not discharge to a point where neighbouring developments would be at risk of flooding.</p>	<p>The surface water drainage design has been revised to fully comply with the Kildare County Development Plan's Sustainable Drainage Systems (SuDS) Guidance Document. The updated design incorporates a Management Train approach, using a sequence of SuDS measures that work together to manage surface water runoff. These measures are designed to control flow rates, volume, and frequency of runoff while also providing water quality treatment through natural filtration processes.</p> <p>Underground soakaways previously proposed have been removed and replaced with above-ground, vegetated flow-through detention basins. This approach enhances both the functionality and environmental value of the system. One soakaway has been retained in the central open space of the site; due to existing site levels, the provision of a detention basin in this location would have required an excessive depth, leading to potential safety concerns. Additional flow through detention basins have been added and the site has been divided into more catchment areas to follow the approach of the surface water management train.</p> <p>The overall SuDS strategy is designed to accommodate a 1 in 100-year storm event, with an additional 30% allowance for climate change and a further 10% for urban creep, in accordance with best practice and national guidance.</p> <p>The proposed surface water discharge arrangements have been assessed and will not increase the risk of flooding to any neighbouring properties or developments.</p>
2	<p>Proposed Surface Water Drainage and Landscaping layouts/details shall correlate in full with each other as part of any planning application. The applicant is required to show details and sizes of the Sewage, Water and Storm network they are connecting to, and the condition they are in.</p>	<p>Connections for surface water, foul sewer and watermain are shown on the drainage design drawing D1824-KB-XX-XX-DR-C-0001. Services are connected to the proposed MERR services as shown. Surface water are connected to proposed MERR manholes. Foul sewer is connected to Proposed MERR spur points at provided invert levels and watermain is connected to proposed MERR watermain spur.</p>
3	<p>It is the intention of Kildare County Council that the use of underground drainage techniques are to be limited across Kildare as per Objective IN 024, of the KCDP with that said only where a clear and plausible rationale is agreed with WSP for the exclusion of a particular SuDS class or type within a class, shall the next preferred SuDS class or type be considered. In that vein, it is requested the applicant revises the surface water design to remove the proposed underground Soakways in open spaces and replace same with a nature based above ground solution such as detention basins designed in accordance with Kildare County Council's Sustainable Drainage guidance document. With that said, the applicant has not provided adequate reasoning for the use of the proposed Soakway in open spaces.</p>	<p>Underground soakaways previously proposed have been removed and replaced with above-ground, vegetated flow-through detention basins. This approach enhances both the functionality and environmental value of the system. One soakaway has been retained in the central open space of the site; due to existing site levels, the provision of a detention basin in this location would have required an excessive depth, leading to potential safety concerns. Additional flow through detention basins have been added and the site has been divided into more catchment areas to follow the approach of the surface water management train.</p>
4	<p>Applicant shall submit a Sustainable Drainage Systems (SuDS) Maintenance Plan for the written approval of the Planning Authority. The plan shall include a schedule of activities providing details and frequency of maintenance tasks required for all SuDS and Surface water drainage elements proposed. This maintenance regime shall have planned preventative and response elements and cover all emergency maintenance and repairs. The Applicant shall keep full records akin to the statutory 'Safety File' including paper, digital and photographic of all sustainable drainage systems. Records to include the operation, implementation and maintenance & repair of the sustainable drainage systems. These records shall be handed over to new owners-Local Authority in suitable paper and digital formats at the time of sale- transfer or taking in charge</p>	<p>Please see submitted Sustainable Drainage Systems (SuDS) Maintenance Plan.</p>
5	<p>The applicant is required to submit a surface water drainage catchment drawing delineating each proposed individual surface water catchment for the development.</p>	<p>Please see drawing D1824-KB-XX-XX-DR-C-0004 for a detailed Surface Water Drainage Catchment Layout.</p>
6	<p>All Sustainable Drainage Systems (SuDS) features within areas proposed for taking in charge shall be designed and constructed in accordance with Kildare County Council's Sustainable Drainage Systems (SuDS) Taking in Charge Standard Details. All tree pits shall collect runoff via overland flow and not direct discharge to base of tree pit.</p>	<p>Road gulleys have been removed and drop kerbs are used at roadway low points to drain roadways to tree pits and bio-retention areas via overland flow.</p>

7	The Applicant is requested to demonstrate that Finished Road Levels will be above the one in one-hundred-year flood event, in order to maintain vehicular access to the houses.	All Finished Road Levels is above the one in one-hundred-year flood event for each catchment to ensure vehicular access to the houses.
8	Ideally all road surface water should flow directly between gaps in the kerbs/ missed kerbs to swales or other SuDS features without any underground piping requirements.	Road gulleys have been removed and drop kerbs are used at roadway low points to drain roadways to tree pits and boi-retention areas via overland flow.
9	Agreement(s) with Uisce Eireann in respect of water and wastewater connections. A statement of design acceptance from Uisce Eireann along with details of proposed connection routes to the existing water and wastewater networks.	A statement of design acceptance from Uisce Eireann added to Appendix F of Drainage Report