

Our Ref : 23-041.006.docx sk/bg
Your Ref :
E-mail : b.gallagher@waterman-moylan.ie
Date : 17th June 2026

Planning Department
Meath County Council,
Buvinda House,
Dublin Road,
Navan,
Co.Meath.
C15 Y291

Re : Response to LRD Opinion Schedule for a Proposed Large-Scale Residential Development at Kildalkey Road, Trim, Co. Meath.

Dear Sir/Madam,

I am writing to you in connection with Items on the LRD Opinion Schedule which states the following:

Item 6:

- c) The proposed surface water system is acceptable in principle. Due to the presence of very good infiltration rates on the subject site the applicant is proposing to rely 100% on infiltration to the ground for surface water management. The planning authority would like to discuss further on how the system would perform if the rate of run-off exceeds the rate of infiltration and agree in writing a suitable surface water outfall and overland flow exceedance route.*
- d) The proposed Attenuation systems need to be discussed and agreed in writing with the planning authority. This can be done in an offline meeting if necessary.*
- e) Some elements of the surface water design need to be agreed – minimum cover, SuDS (swale details, soakaway detailed cross section).*
- f) There are minor discrepancies in the submitted report and submitted drawings.*
- g) Some of the surface water network has cover less than 1200mm. Details and extents to be agreed with planning authority.*
- h) The storm duration for the surface water analysis shall be 7 days.*
- i) Soakaway calculation duration is 1440min (1 day) – This needs to be reviewed/agreed with planning authority.*
- j) Soakaway structure (e.g. node 41,36,39) has an infiltration rate of 0.40608 m/hr, this doesn't match the infiltration rate used on the soakaway calculation. The applicant shall clarify all design discrepancies.*

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Consultants: B. McCann, J. Moylan, P. Opdebeeck
Registered as Waterman Moylan Consulting Engineers Limited Registered in Ireland 98095
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ACEI Association of Consulting Engineers in Ireland

- k) *The catchment area in causeway report is 2.903 Ha, on section 3.5 Engineering report page 16 total impermeable area of the design is 2.77 Ha.*
- l) *There are discrepancies between the impermeable areas for the proposed soakaways in the submitted report and submitted calculations.*
- m) *The applicant did not formally submit a Site Investigation report with the submitted documents. The applicant shall submit one so that an assessment by the planning authority can be carried out.*
- n) *The applicant shall ensure there is coordination between the surface water design and the landscape architect as there is instances where SuDS features clash with the landscape design.*
- o) *The applicant shall submit a SuDS layout plan clearly indicating the proposed SuDS features. The applicant shall adjust the site layout plan to allow sufficient space for suitable SuDS Features.*
- p) *The applicant shall submit an overland flow conveyance plan.*
- q) *The functionality of any public open space shall not be impacted by any proposed detention basins. All detention basins shall be positively drained to avoid a constantly saturated green area. All rainfall events for the 1 in 30 year or below shall be stored underground if available green open space is restricted.*
- r) *The applicant shall submit detail modelling analysis of the proposed surface water design which clearly indicate the 1 in 30 year and 1 in 100 year water levels in the proposed surface water system.*
- s) *The maximum depth of water the planning authority will accept in a proposed detention basin system is 300mm, if it is located in a public open green area.*
- t) *The applicant shall provide a breakdown of the impermeable areas/contributing areas for each surface water network/attenuation system.*
- u) *The applicant shall provide details of the driveway drainage infiltration blanket.*
- v) *As per the Greater Dublin Strategic Drainage Study, Volume 3 Environmental Management, soakaways shall not be constructed within 5 metres of the foundations of the buildings or under a road.*
- w) *All surface water design/work shall comply fully with the Greater Dublin Strategic Drainage Study (GSDS) Regional Drainage Policies Volume 2, for New Developments.*
- x) *All surface water design/work shall comply fully with the Greater Dublin Regional Code of Practice for Drainage Works Volume 6.*
- y) *The applicant shall demonstrate there is sufficient access for a tanker to desludge the proposed foul pumping station if required.*

****Please contact dobrien@meathcoco.ie to discuss the further information response for surface water prior to responding to this further information request.****

Response:

As a part of the LRD Opinion Schedule Item 6, we have scheduled a meeting on 08th June 2026 with Damien O'Brien from Meath County Council to discuss the LRD Opinion Schedule for surface water. Mentioned below are the outcomes of the meeting.

1. Each Individual rear garden soakaways are to be provided with separate connections to the surface water drainage network.
2. Concrete surround manholes with less than 1.2m cover depth are to be clearly identified on the drainage layout drawings and long sections.
3. The different soakaway types, including rear garden soakaways and catchment soakaways, are to be clearly distinguished on the drawings, with appropriate typical details and cross-sections provided
4. Cross-sectional details for the soakaway are to include the bedrock level and groundwater table level.

These will be addressed along with the sub items a to y mentioned in the LRD Opinion Schedule Item 6.

Please see the below responses to LRD Opinion Schedule Item 6 – a to y

- c) Please refer to Waterman Moylan Drawing No. 23-041-P400 – Overland Flood Route Drawing, which illustrates the overland flow path of water from the subject site towards the river located to the south.

The required soakaway storage volume for the catchment areas, along with the provided storage volumes, is mentioned in the table below. The associated catchment boundaries are indicated in the image below. The calculations have been carried out for the 1 in 100 year storm event, including a 20% climate change allowance.



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	Catchment 1	Catchment 2	Catchment 3	Catchment 4
Catchment Area – Ha	2.2	1.28	0.34	0.36
Impermeable Area - Ha	1.05	0.52	0.22	0.23
Percentage Impemeable - %	47.8	40.9	65.1	62.4
SAAR - mm	860	860	860	860
SOIL Index			0.3	
Climate Change			20%	
Volume required - cubic meter	541.73	259.20	100.08	85.64
Volume provided - cubic meter	541.73	259.20	100.08	85.64

- d) Waterman Moylan has been in consultation with MCC regarding the proposed surface water drainage design for the development. The soakaway has been discussed and agreed.
- e) Waterman Moylan has been in consultation with MCC regarding the proposed surface water drainage design for the development
Please refer to the Waterman Moylan drawing No. 23-041-P200 - Proposed Drainage Layout for the drainage levels and cover provided. Please refer to the Waterman Moylan drawing No.23-041-P225 showing the SuDS details for the proposed development. Please refer to the Waterman Moylan drawing No. 23-041-P230 - Public Surface Water Drainage Details for the Swale detail and Waterman Moylan drawing No. 23-041-P220 Proposed Soakaway detail for the Proposed Soakaway detail.
The minimum cover to the proposed surface water drainage network is provided at manhole SW2-MH36B, where a cover depth of 0.506m is proposed, which is in landscape area. Minimum cover in road area is manhole 38 which has 0.829m cover.
Please refer to Waterman Moylan drawing No. 23-041-P200 - Proposed Drainage Layout for the, which shows all proposed surface water manholes with concrete cover and Waterman Moylan drawing No. 23-041-P210-P212 – Surface Water Longsections, which shows pipelines with cover depths less than 1.2m.
- f) Please refer to the Waterman Moylan reports and drawings, which have been reviewed and updated. These are now consistent and coordinated with each other.
- g) The minimum cover to the proposed surface water drainage network is provided at manhole SW2-MH36B, where a cover depth of 0.506m is proposed, which is in landscape area. Minimum cover in road area is manhole 38 which has 0.829m cover.
Please refer to Waterman Moylan Drawing No. 23-041-P215 - Proposed SW Drainage Cover Depths, as part of the LRD Opinion Response, which highlights all proposed surface water manholes and pipelines with cover depths less than 1.2m.
Please refer to Waterman Moylan Drawing No`s. 23-041-P230-Public Surface Water Drainage Details& 23-041-P231 - Private Surface Water Drainage Details for the details of the surface water network with the various cover depths.
- h) Please refer to Engineering Assessment Report Appendix B, which outlines the storm duration adopted for the surface water analysis as 7 days (10,080 minutes). For ease of reference, the relevant extract from Appendix B showing the adopted storm duration is included in the image below

Storm Durations									
15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
30	20	0	0
100	20	0	0

- i) Please refer to Appendix C of the Engineering Assessment Report which shows the soakaway calculation for 8 days (11520 minutes).
- j) Please refer to Appendix B and Appendix C of the Engineering Assessment Report, which outline the infiltration rates adopted for the soakaway design and FLOW model. The soakaway nodes and corresponding infiltration rates utilised within the drainage calculations are summarised below.
- Node 22 represents the soakaway for Catchment 1. The infiltration rate adopted for the FLOW model is based on the average infiltration rate obtained from the four surrounding soakaway test pits, namely Soakaway Pits 7, 8, 11 and 12. The average infiltration rate is 0.02016 m/hr (approximately 0.0071 mm/sec), which has been used in the FLOW model and soakaway calculations presented in Appendices B and C.
- Node 41 represents the soakaway for Catchment 2. The infiltration rate adopted for the FLOW model is based on the average infiltration rate obtained from Soakaway Pits 14 and 15. The average infiltration rate is 0.04932 m/hr (approximately 0.0137 mm/sec), which has been used in the FLOW model and soakaway calculations presented in Appendices B and C.
- Node 36 represents the soakaway for Catchment 3. The infiltration rate adopted for the FLOW model is based on the infiltration rate recorded at Soakaway Pit 16. The infiltration rate is 0.02844 m/hr (approximately 0.0079 mm/sec), which has been used in the FLOW model and soakaway calculations presented in Appendices B and C.
- Node 39 represents the soakaway for Catchment 4. The infiltration rate adopted for the FLOW model is based on the infiltration rate recorded at Soakaway Pit 15. The infiltration rate is 0.05364 m/hr (approximately 0.0149 mm/sec), which has been used in the FLOW model and soakaway calculations presented in Appendices B and C.
- The above infiltration rates have been selected based on the nearest available soakaway test results to each proposed soakaway location and have been incorporated into the drainage modelling and soakaway sizing calculation
- k) Please refer to Appendix B and Section 3.5 of the Engineering Assessment Report, which identify the total impermeable area considered within the proposed drainage design as 3.47 hectares. The impermeable areas for each catchment are summarised in the table below. It should be noted that the impermeable areas presented for Catchments 1 and 2 exclude the roof areas and permeable paving areas. The roof areas associated with Catchments 1 and 2 comprise approximately 0.941 ha, which have been considered as 100% impermeable; however, runoff from these areas will discharge to individual house soakaways located within the rear gardens of the dwellings. Similarly, the permeable paving areas within Catchments 1 and 2 comprise approximately 0.678 ha. In accordance with the design approach adopted, 75% of the permeable paving

area has been considered as impermeable for runoff calculations, with runoff infiltrating directly to ground through the permeable paving construction. Accordingly, the total impermeable area adopted within the FLOW model and drainage calculations comprises:

The impermeable areas shown in the table below;
 100% of the roof areas within Catchments 1 and 2 (0.941 ha); and
 75% of the permeable paving areas within Catchments 1 and 2 (0.678 ha).

This results in a total effective impermeable area of 3.4742 ha, which has been utilised for the FLOW modelling and drainage design calculations

	Catchment 1	Catchment 2	Catchment 3	Catchment 4
Catchment Area – Ha	2.2	1.28	0.34	0.36
Impermeable Area - Ha	1.05	0.52	0.22	0.23
Percentage Impemeable - %	47.8	40.9	65.1	62.4
SAAR - mm	860	860	860	860
SOIL Index			0.3	
Climate Change			20%	
Volume required - cubic meter	541.73	259.20	100.08	85.64
Volume provided - cubic meter	541.73	259.20	100.08	85.64

- l) Please refer to Table 3 of the Engineering Assessment Report, which identifies the impermeable areas associated with each catchment. The contributing areas adopted within the soakaway calculations presented in Appendix C are derived from these catchment areas and represent the effective impermeable areas contributing runoff to each soakaway after accounting for roof drainage arrangements, permeable paving infiltration and the relevant runoff coefficients.

Catchment 1 has a total area of 3.20 ha, of which approximately 0.569 ha comprises roof areas that discharge to individual house soakaways located within the rear gardens, and 0.428 ha comprises permeable paving which infiltrates directly to ground. Excluding these areas, the remaining catchment area is approximately 2.20 ha. Following application of the relevant runoff coefficients to the roads, footpaths, landscaped areas and other surfaces draining to the soakaway, the effective impermeable area is 1.053 ha, which is the contributing area adopted within the Appendix C soakaway calculations.

Catchment 2 has a total area of 1.90 ha, of which approximately 0.371 ha comprises roof areas discharging to individual house soakaways and 0.250 ha comprises permeable paving that infiltrates directly to ground. Excluding these areas, the remaining catchment area is approximately 1.28 ha. Following application of the relevant runoff coefficients, the effective impermeable area contributing to the soakaway is 0.524 ha, which is the value adopted within the Appendix C soakaway calculations.

Catchment 3 has a total area of 0.36 ha. This catchment includes roofs, permeable paving, roads, footpaths and landscaped areas draining to the soakaway. Following application of the relevant runoff coefficients, the effective impermeable area contributing to the soakaway is 0.219 ha, which is the value adopted within the Appendix C soakaway calculations.

Catchment 4 has a total area of 0.34 ha. This catchment includes roofs, permeable paving, roads, footpaths and landscaped areas draining to the soakaway. Following application of the relevant runoff coefficients, the effective impermeable area contributing to the soakaway is 0.227 ha, which is the value adopted within the Appendix C soakaway calculations.

The contributing areas presented in Appendix C therefore represent the effective impermeable areas draining to each soakaway and are consistent with the catchment areas identified in Table 3 of the Engineering Assessment Report.

- m) Please refer to Appendix D of the Engineering Assessment Report for the SI used to determine infiltration rates. It was carried out by Traynor Environmental Ltd. On 14th October 2025.
- n) The proposed drainage layout drawings have been issued to Jane McCorkell, and the layouts have been coordinated accordingly.
- o) Please refer to Waterman Moylan Drawing No. 23-041-P225 - Typical SuDS Detail for Suds locations and Typical details
- p) Please refer to Waterman Moylan Drawing No. 23-041-P400 – Overland Flood Route, which illustrates the proposed overland flood route across the site.
- q) The proposed development drains to a soakaways only. There is no detention basin proposed as part of the surface water design.
- r) Please refer to Appendix B of the Engineering Assessment Report, which presents the flow analysis for the 1 in 30 year and 1 in 100 year storm events. The model demonstrates that the proposed drainage network operates without flooding under both scenarios. The water levels are clearly shown in flow results.
- s) The proposed development drains to a soakaways only. There is no detention basin proposed as part of the surface water design.
- t) Please refer to Table 3 of the Engineering Assessment Report, which identify the impermeable areas for each catchment. The contributing areas outlined in Appendix C are similar to the impermeable areas in Table 3.
 Roof areas within Catchment 1 and 2 (c.0.941 ha in total) are proposed to infiltrate via individual house soakaways located at the rear of each dwelling, while the permeable paving areas (c.0.678 ha in total) are proposed to infiltrate directly to ground. Therefore, these areas are excluded from Table 3.
 The detailed breakdown of the impermeable areas is provided in the tables below for reference. The total impermeable area derived from the tables is 3.4742 ha, which has been adopted in the FLOW model and utilised for the drainage calculations presented in Appendix B of the Engineering Assessment Report.

24-041 Catchment 1	AREA	CV FACTOR	FACTORED AREA
Roof	5692.88 *	100	5692.88 *
Road & Footpaths	11096.26	90	9986.63
Permiabile paving	4280.79 *	75	3210.59 *
Grass	10942.52	5	547.13
Total	32012.45		10533.76

* Roof areas and permeable paving within Catchments 1 and 2 have been excluded from the contributing areas, as roof runoff discharges to individual house soakaways and permeable paving infiltrates directly to ground.

24-041 Catchment 2	AREA	CV FACTOR	FACTORED AREA
Roof	3716.14 *	100	3716.14 *
Road & Footpaths	5413.96	90	4872.57
Permiabie paving	2500.77 *	75	1875.58 *
Grass	7404.96	5	370.25
Total	19035.84		5242.81

* Roof areas and permeable paving within Catchments 1 and 2 have been excluded from the contributing areas, as roof runoff discharges to individual house soakaways and permeable paving infiltrates directly to ground.

24-041 Catchment 3	AREA	CV FACTOR	FACTORED AREA
Roof	839.42	100	839.42
Road & Footpaths	1169.06	90	1052.15
Permiabie paving	334.67	75	251.00
Grass	1027.08	5	51.35
Total	3370.22		2193.92

24-041 Catchment 4	AREA	CV FACTOR	FACTORED AREA
Roof	804.74	100	804.74
Road & Footpaths	1213.30	90	1091.97
Permiabie paving	427.08	75	320.31
Grass	1201.89	5	60.09
Total	3647.00		2277.11

- u) Please refer to Waterman Moylan Drawing No. 23-041-P191- Typical Road Construction Details, 23-041-P200 - Proposed Drainage Layout and 23-041-P225 - Typical SuDS Detail for the details
- v) Please refer to the Waterman Moylan Drawing No 23-041-P200 - Proposed Drainage Layout, showing soakaway separation distances form the edge of buildings
- w) Noted
- x) Noted
- y) Please refer to Waterman Moylan Drawing No. 23-041-P153 - AutoTrack - Pump Service Vehicle, which shows the Autotracks assessment demonstrating pump service vehicle manoeuvrability and access to the proposed pump station.

Please see below the responses to the meeting outcomes listed from 1 to 4.

1. Please refer to Waterman Moylan Drawing No. 23-041-P200 – Proposed Drainage Layout, which shows individual connections from each proposed rear garden stone-filled soakaway to the surface water drainage network.
2. Please refer to Waterman Moylan Drawing No. 23-041-P200 – Proposed Drainage Layout, which identifies all proposed surface water manholes requiring concrete surround protection. Please also refer to Waterman Moylan Drawing No. 23-041-P210 P212 - Surface Water Longsections, which identifies all pipelines and manholes with cover depths less than 1.2m.
3. Please refer to Waterman Moylan Drawing No. 23-041-P200 – Proposed Drainage Layout, which distinguishes between the proposed StormTech soakaways serving the catchment areas and the proposed stone-filled soakaways serving individual rear gardens. Please also refer to Waterman Moylan Drawing No. 23-041-P220– Proposed Soakaway Details, which provides typical details for both the StormTech and stone-filled soakaway systems.
4. Please refer to Waterman Moylan Drawing No. 23-041-P221 – Proposed Soakaway Details, which provides cross-sections for each catchment soakaway, including the proposed bedrock level and groundwater table level. The drawing also includes representative cross-sections of rear garden soakaways for a selection of dwellings, showing the bedrock level and groundwater table level.

Item 10:

- b) (i) *The access from the public road, L-4022, and the cycle lane should be designed in accordance with the Cycle Design Manual.*
- (ii) *The Applicant shall provide drawings illustrating road and junction geometry details, swept paths and intervisibility zones.*
- (iii) *The Applicant shall provide preliminary design drawings demonstrating the compliance of all proposed access junctions with the 2024 Cycle Design Manual (CDM).*
- c) (i) *The Applicant is requested to submit a stage 1 Road Safety Audit.*
- (ii) *The Applicant is requested to undertake a DMURS Street Design Audit*
- d) (i) *The Applicant is requested to provide detailed roads design drawings demonstrating that they have applied appropriate geometry for the development access junction and all internal junctions in accordance with the DMURS and the CDM.*
- (ii) *The Applicant should provide a co-ordinated roads layout reflective of architectural and landscape architect layouts with sight lines for all internal junctions and street curvature in accordance with the appropriate design speed as outlined in DMURS.*
- (iii) *The Applicant is requested to provide traffic management features at junctions and along straight street sections, to facilitate traffic calming and reinforce a self-regulated low-speed environment, thereby increasing pedestrian comfort and safety.*

(iv) *The Applicant should identify crossing points on all arms of all junctions, to include dropped kerbs, ramps, tactile paving etc, so that pedestrian desire lines and visual and mobility user needs are fully catered for.*

(v) *The design of the shared surface road to the east of the main access should be reassessed to take into consideration the length of the road and the possibility of it being used as access to the lands to the east. The provision of a one-way section at the southern end is undesirable.*

(vi) *The roads should be numbered to assist in identifying various parts of the development.*

Response:

Please see the below responses to LRD Opinion Schedule Item 10 – b to d

b) (i) Please refer to the Waterman Moylan Drawing No. 23-041-P100 - Proposed Road Layout & Levels for the access and designated cycle lane layout.

(ii) Please refer to the Waterman Moylan Drawing No. 23-041-P130 for the visibility sight lines for the proposed development. Please refer to Waterman Moylan Drawing Nos. 23-041-P150, 23-041-P151, and 23-041-P152, which show the Autotracks assessments for fire tender, refuse vehicle, and standard car manoeuvrability throughout the subject site. Additionally, Please refer to Waterman Moylan Drawing number 23-041-P120 - DMURS drawing for road and junction geometry.

(iii) Please refer to Waterman Moylan Drawing No. 23-041-P100 – Proposed Road Layout & Levels, which illustrates the proposed site access arrangement and designated cycle lane layout. The proposed road and cycle infrastructure have been designed in accordance with the requirements of the Cycle Design Manual (2024).

c) (i) Please refer to the Stage 1 Road Safety Audit report provided by Road Plan

(ii) Please refer to Section 4 of the DMURS Statement of Consistency Report, which provides a detailed assessment of the proposed development against the DMURS street design requirements, including footway widths, pedestrian crossing facilities, corner radii, carriageway widths, forward visibility, and visibility splays. The assessment confirms that the proposed road layout has been designed in accordance with DMURS principles and demonstrates compliance with the relevant street design standards and visibility requirements. Additionally, Please refer to Waterman Moylan Drawing number 23-041-P120 - DMURS drawing for road and junction geometry

d) (i) Please refer to Waterman Moylan Drawing No. 23-041-P120 – DMURS Drawing, which shows compliance of the subject site in accordance with the Design Manual for Urban Roads and Streets (DMURS) regarding road design.

Please refer to Waterman Moylan Drawing No. 23-041-P100 – Proposed Road Layout & Levels, which illustrates the proposed site access arrangement and designated cycle lane layout. The proposed road and cycle infrastructure have been designed in accordance with the requirements of the Cycle Design Manual (2024).

(ii) Please refer to Waterman Moylan Drawing No. 23-041-P130, which shows the proposed sightlines at all internal junctions within the development. Please also refer to Waterman

Moylan Drawing No. 23-041-P120 – DMURS Drawing, which illustrates the proposed road and junction geometry, including street curvature designed in accordance with the applicable DMURS design speeds. The proposed road layout has been coordinated with the architectural and landscape layouts to ensure consistency across the development design.

(iii) Please refer to Waterman Moylan Drawing No. 23-041-P120 – DMURS Drawing, which identifies the proposed traffic management and traffic calming measures throughout the development. These measures include raised tables at junctions and key pedestrian crossing locations, together with compliant straight road lengths and junction geometry designed to promote a self-regulating low-speed environment in accordance with DMURS

(iv) Please refer to Waterman Moylan Drawing No. 23-041-P110 – Proposed Road Markings & Signage and Drawing No. 23-041-P195 – Proposed Surfacing & Kerbing Layout, which identify the proposed pedestrian crossing points throughout the development. The drawings show the provision of dropped kerbs, ramps, tactile paving and associated pedestrian facilities at junction crossing locations to accommodate pedestrian desire lines and ensure accessibility

(v) Please refer to Waterman Moylan Drawing No. 23-041-P100 – Proposed Road Layout & Levels, showing that the previously proposed one-way arrangement at the junction between house nos 23 & 24 has been removed, including the removal of the associated "No Entry" signage and road marking at the junction.

(vi) Please refer to Waterman Moylan Drawing No. 23-041-P100 – Proposed Road Layout & Levels, which identifies and labels the proposed roads throughout the development

Item 11:

- a) *The existence of a CoF for the development's connection to services from Uisce Éireann is noted.*
- b) *A Statement of Design Acceptance shall be obtained from Uisce Éireann and included with full LRD application.*

Response:

Please see the below responses to LRD Opinion Schedule Item 11 – a to b

- a) Noted.
- b) The application for a Statement of Design Acceptance was submitted to Uisce Éireann on 12/05/2026. A Statement of Design Acceptance was subsequently issued by Uisce Éireann on 12/06/2026. Please refer to Appendix J of the Engineering Assessment Report for a copy of the Statement of Design Acceptance.

Item 11.2:

- a) *The Applicant is required to prepare a Natura Impact Statement (NIS) for the proposed development. An NIS is required due to the proposed directional drilling of a HDPE foul water rising main under the River Boyne from the site. Other surveys and assessments should inform the NIS. *The Planning Authority wishes to strongly advise the Applicant that they should exhaust all other alternatives regarding wastewater treatment and the pumping of wastewater off site rather than drilling beneath the neighbouring designated sites.*

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- b) *The Applicant is required to amend the site layout so as to accommodate the provision of a services corridor and surface water culvert through the site. This point was raised during the S247 meeting on 07/05/2025, and it was conveyed to the Applicant that this would potentially be required. This point was not addressed by the design team in the submitted documents for the S32(b) LRD Opinion meeting on 14/01/2026. The design of the services corridor and culvert shall be agreed in writing with the Planning Authority prior to the lodgement of any LRD application..*

Response:

Please see the below responses to LRD Opinion Schedule Item 11.2 – a to b

- a) Existing capacity constraints are known to occur within the adjoining Eldergrove and Avondale housing developments due to surface water ingress into the existing foul sewer network. As identified within the Uisce Éireann Confirmation of Feasibility correspondence issued in 2023, the existing foul network in the area is subject to operational constraints associated with inflow and infiltration. Extensive surveys and investigations have been undertaken to identify the source of the surface water ingress; however, the exact source could not be conclusively determined.
- Following consultation with Uisce Éireann and assessment of alternative foul drainage options, it was concluded that the most feasible solution to facilitate the proposed development is to provide a pumped foul connection to the existing 225mm diameter foul sewer located on Jonathan Swift Street. Alternative options relating to local wastewater treatment and off-site pumping arrangements were reviewed; however, these were not considered feasible due to existing network constraints, operational limitations, site constraints, and environmental considerations.
- The proposed foul rising main is therefore proposed to be installed via Horizontal Directional Drilling (HDD) beneath the River Boyne in order to minimise environmental, ecological, and infrastructural impacts and to avoid disturbance to the river corridor and surrounding designated areas.
- Confirmation of feasibility for the proposed connection arrangement has been received from Uisce Éireann. In addition, the required consents and agreements associated with the HDD crossing have been obtained from the Office of Public Works (OPW) and Trim Pitch and Putt Club. Please refer to Appendix E, F & G of engineering assessment report for the Uisce Éireann Confirmation of Feasibility correspondence, OPW consent letter, and Trim Pitch and Putt Club consent agreement.
- b) Please refer to Section 3.8 of the Engineering Assessment Report regarding the existing OPW culvert. Following investigations, including a CCTV survey, a wayleave for a potential future replacement culvert through the subject site was incorporated into the proposed development and agreed with Meath County Council. The agreed culvert route and wayleave are shown on Drawing No. TRIM-WAT-ZZ-XX-DR-C-P501.

Item 14:

- a) *The Applicant should submit a Construction Environmental Management Plan (CEMP) and Waste Management Plan. This will need to take account of any mitigation proposed in the EIAR, NIS, EcIA, Arboricultural Assessment, or other environmental assessments, etc.*
- b) *The Applicant has obligations under the Waste Management Act 1996 as amended with details to be included in the CEMP. The CEMP must address extremes of weather, impacts*

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on receptors and mitigation; and should be kept as a live document, communicated to all relevant personnel on site. Where relevant, consultation with the Environment Department regarding the CEMP of Meath County Council may be required.

Response:

Please see the below responses to LRD Opinion Schedule Item 14 – a to b

- a) Please refer to the Section 13 of the Preliminary Construction & Environmental Management plan report for the environmental assessment and mitigation measures. Please refer to Section 13 of the Preliminary Construction & Environmental Management Plan Report, which outlines the environmental assessment undertaken for the proposed development, together with the corresponding mitigation measures proposed to minimise potential impacts during the construction phase.
- b) Please refer to Sections 2, 13 and 14 of the Preliminary Construction & Environmental Management Plan. Sensitive environmental receptors, including the River Boyne, SAC, Tufla Springs and adjoining residential properties, have been identified and assessed, and detailed mitigation measures are provided to minimise potential environmental impacts during construction. The CEMP also includes measures relating to sediment control, pollution prevention, dust suppression, noise management, dewatering operations and monitoring procedures, including during periods of heavy rainfall and adverse weather conditions. Furthermore, the CEMP is identified as a live document which will be communicated to all site personnel and updated as required throughout the construction phase. Consultation with Meath County Council and other relevant statutory authorities will be undertaken where required during the implementation of the works.

Yours sincerely,

Brendan Gallagher
Associate
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