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CIVIL ENGINEERING

PLANNING

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Unit 1, Riveroaks Centre,
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Report for the proposed development at:

Grove House, Ennis Road Gort, Co Galway

Client: Galway County Council.
Date: August 2025
By: Paul Feeney BE CEng M.IEI

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1.0 Introduction

PFCE have been requested by Galway County Council to prepare a Civil Engineering report to accompany a planning application for a small residential development, consisting of two new semi-detached houses. This reports includes details of the foul water, storm water, and watermain proposals to serve the development.

Our drawings are prepared with reference to the Clients planning drawings and the site survey provided which accompany the planning application.

1.1 Services Overview and Consultations.

There are currently foul mains services passing both to the front of the site in the public road, and also through the site, in the form of a 225mm concrete main. At the time of tender is his intended to connect to the one crossing through the site.

There is also a 100mm diameter cast iron watermain in the public road that abuts the site.

1.2 Site Topography

A topographical survey of the site was prepared by Apex Surveys, and a copy is included with the tender drawings.

2. Surface Water Disposal

The proposed development is small in nature and scale, and therefore we intend to employ sustainable natural means to infiltrate the surface water generated. This will be done as follows:

It is proposed to collect the roof water generated from the new roofs, and discharge to soakpits at the rear of each house. These are shown to be 3m by 1m by 1 me deep, and are subject to final verification upon establishing soil conditions on site.

The garden space to the rear of the units will be landscaped with a grassed finish, and planted accordingly. This provides a natural soakage solution to the water falling here.

It is also proposed to collect the roof water generated from the existing dwelling roofs, by installed soakits in the front and rear garden spaces as shown on the drawing. These are shown to be 2m by 1m by 1 m deep, and are again subject to final verification upon establishing soil conditions on site.

Surface water from paved areas and roadways will be collected via gulleys and passed through a petrol interceptor to remove hydrocarbons, before being discharged to a suitably sized soakpit, containing clean broken stone, with min 30% voids. Soakpits to BRE365, and later sizing, upon site testing being carried out.

3. Foul Water Disposal

The proposed development will be connected to the existing public mains. There is currently a 225mm diameter concrete main crossing through the site and the intention is to construct a new manhole on the line and connect the new houses here with a 100mm diameter pvc pipe, under gravity.

The existing and proposed foul water lines are shown on the included site layout. The exact location and levels of the existing services need to be determined on site in advance of any works.

4. Water Supply

There is an existing 100mm diameter cast iron water main, passing the road in front of the site. It is understood to be located just past the kerb on the public road. A new 25mm hydrodare supply will be taken in from here to each house as shown on the drawing. A boundary box meter will be fitted in the path in front of each house as shown.

All site development works to the water supply will be carried out in accordance with Section 4 of the Department of the Environment Recommendations for site development works for housing areas. Testing and sterilisation should be carried out before handover. A pre connection enquiry has been made to Uisce Eireann for these works.

5. Other services

Utility services such as ESB and telecoms are already present at the front of the site, and it is expected they will be extended into the new houses underground. The utility companies will issue their own drawings for these works.

6. Flooding

There is no record of any previous flood events on the site. We have checked on www.floodmaps.ie and there is no record of any previous flood event at this location.

APPENDIX A – DRAWINGS

Included here:

- Drawing number G259-PFC-XX-P-001