McKenna Consulting Engineers
Civil & Structural

Civils Report

For

Blackberry Lane, Athlone.

Date: May 2026

Ref: 23100 - 5.0

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REVISION CONTROL TABLE

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Table of Contents:

Introduction……. Page 3

Surface Water Details…….Page 4

Foul Details ……. Page 4

Flood Risk Mapping Details ……..Page 6/7

Suds Details ……Page 8

1. INTRODUCTION:

The enclosed services report has been prepared to support the proposed Part 8 Planning Application.

Figure No.1: Site location of the proposed development

Proposed Development:

The proposed works are outlined in a series of architectural drawings, as prepared by OBFA Architects

Please find attached the following information relating to Civils / Drainage Details for the proposed planning application.

- McKenna Consulting Engineers Drawing Register

- Civils / Drainage Drawings 23100-CE-001 TO 24121-CE-010

Surface Water Details:

The proposed surface water sewer line will be connected back into the existing 600mm dia culvert on the southern end of the development. The existing surface water line will be upgraded as required and where required the existing surface water line running north / south through the current site will be grubbed up and removed to allow for the proposed layout.

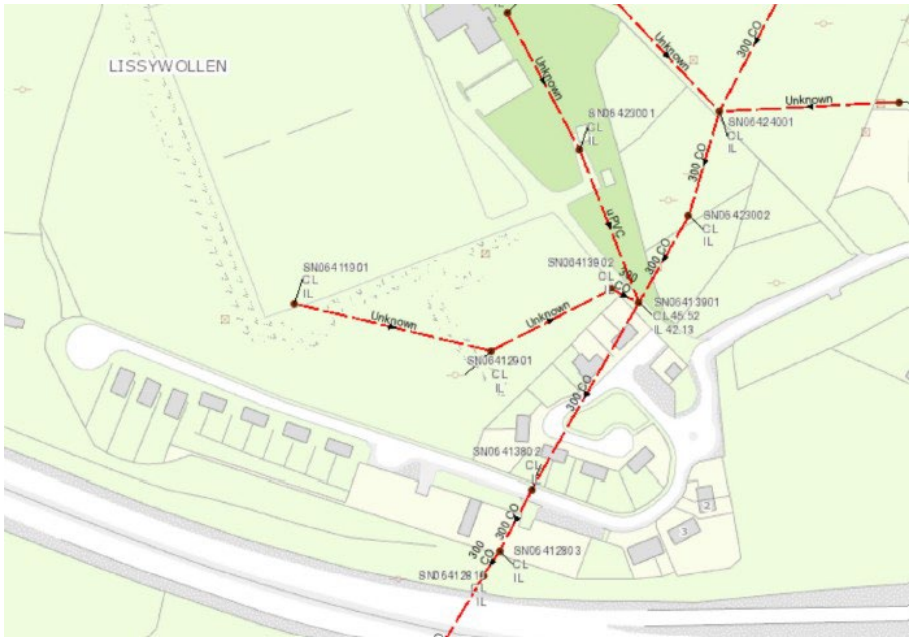
The development incorporates SuDS measures including attenuation areas, permeable surfaces and controlled discharge via Hydrobrake.

Foul Sewer Details:

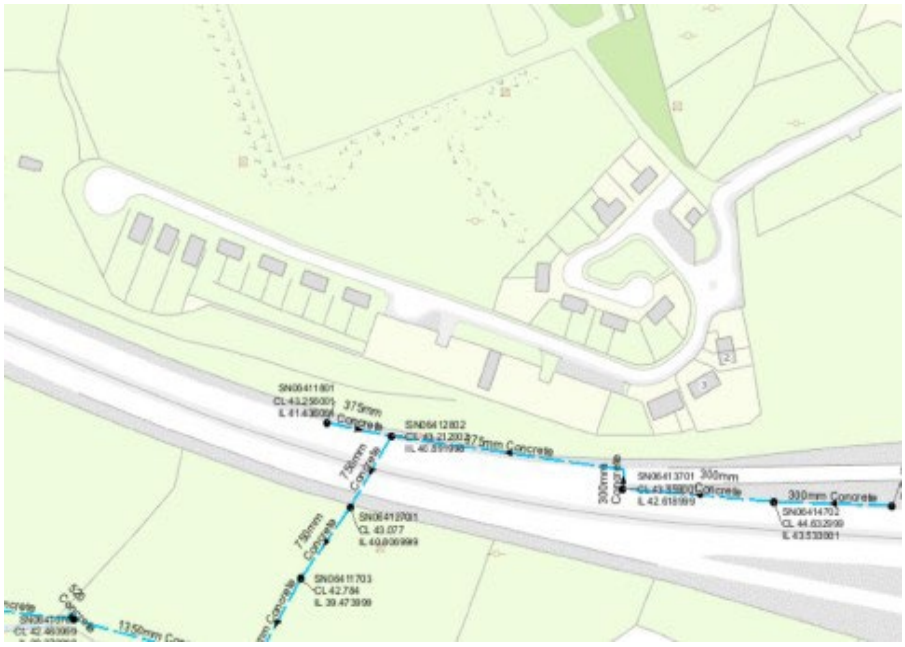
The proposed foul sewer line will be connected back into the existing 300mm dia sewer on southern end of the site. Where required the existing foul line running north / south through the current site will be grubbed up and removed to allow for the proposed layout.

Irish Water Details:

Details of the existing Foul, Surface and Watermain layouts as available from Irish Water attached for reference. A pre connection application has been lodged with Irish Water and correspondence will be forwarded as received.



Irish Water: Existing Foul Sewer Extract



Irish Water: Existing Surface Water Sewer Extract

Irish Water: Existing Watermain Extract

Flood Risk Assessment:

CFRAM Flood Mapping Assessment:

The annotated figure below confirms that the subject site is located north of the N6 and outside mapped flood extents associated with the River Shannon. The N6 provides hydraulic separation between the site and floodplain areas.

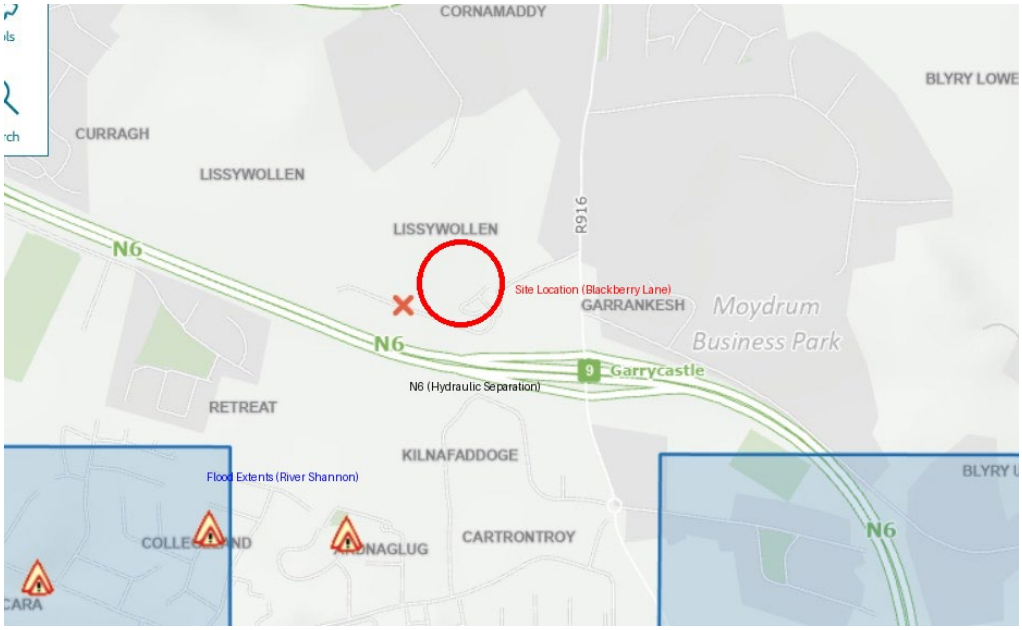


Figure 1: Annotated OPW CFRAM Flood Map showing site location and flood extents.

The site is located within Flood Zone C and is suitable for development. No areas fall within Flood Zones A or B, no mapped fluvial flood extents intersect the site and no Justification Test is required.

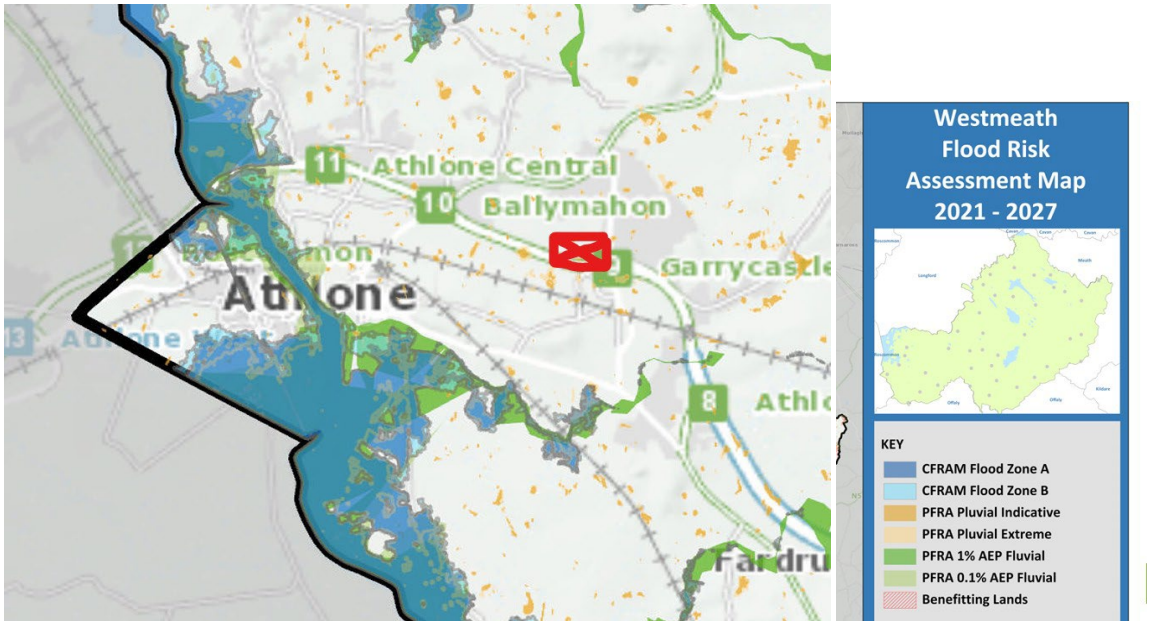


Figure 2: Extract from Westmeath County Council Flood Map. Site Location marked by red box.

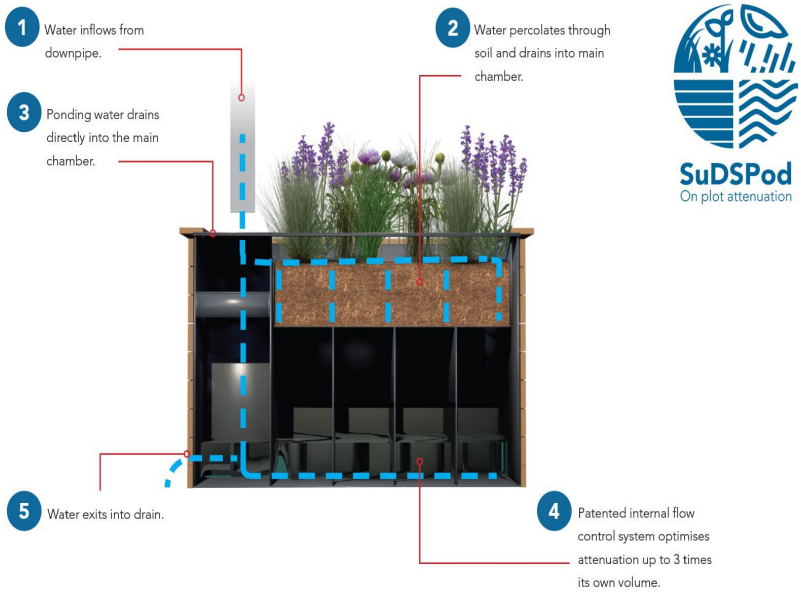
Figure 3: Extract from Flood Zone Mapping, Site located in Flood Zone C. Site Location marked by red outline.

SuDS measures will ensure no increase in flood risk. The assessment is based on OPW CFRAM Flood Maps Viewer and Westmeath Strategic Flood Risk Assessment (SFRA) mapping.

Suds Measures:

Suds Planter Pods will be utilized at rear of individual units. The individual Planter Pods will be connected to the proposed Surface Water System. Details of typical Suds Planter Pods are provided on Civils Drawings and are attached here.

Typical Planter Pod

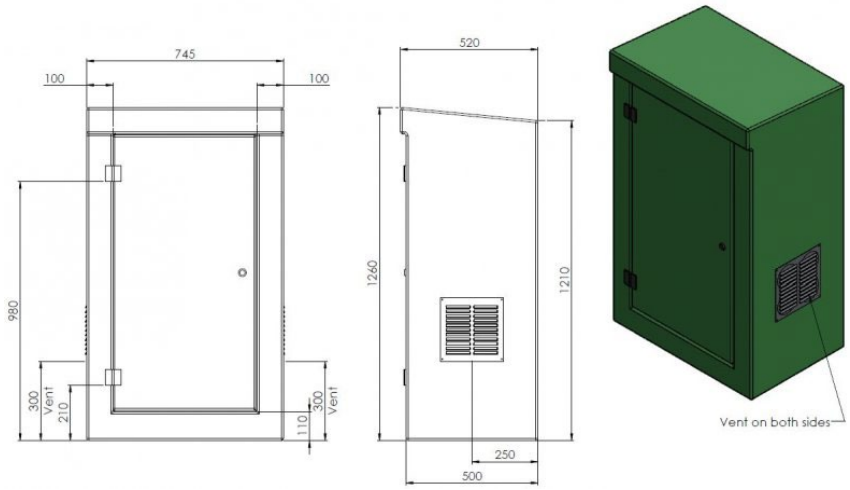


Typical Planter Pod Operation

Driveway Areas:

Permeable Paving details as noted on Architectural site plan for parking bays. The permeable paving areas will also be connected to the Proposed Surface Water System via overflow pipe at bottom of paving areas.

Surface Water Attenuation Areas:
Proposed Attenuation Chambers are located on Surface Water Site Plan. Locations of Flow Control Manholes with discharge also noted on Site Layout Plan, details added to drawing 23100-CE-003 & 004. Vent Stacks also to be located at Attenuation Chambers and Petrol Interceptors. Kiosk Details for By-Pass Separator added to Site Layout Plan.



Bio-Retention Areas:
Bioretention details added and locations of Bioretention areas noted throughout the site and added to drawings 24121-CE-003 & 004.

Sample Foul & Surface Connections from Individual Units:
All individual house connections noted on Site Layout Plan, details added to drawing 23100-CE-001.

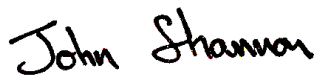
General Suds measures as per proposed Site Plan:

Suds measures as per the development;

- Planter Pods in individual sites.
- Tree Pits located throughout the Site.
- Bioretention Areas located around the Site.
- Permeable Paving used in parking areas / driveways.

We trust that the above is satisfactory but should you have any further queries do not hesitate to contact me.

Yours Sincerely,



John Shannon
On behalf of McKenna Consulting Engineers