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APPENDIX 2

FLOOD RISK ASSESSMENT

**Flood Risk Assessment
of Proposed Off-Line Service Area
at Gort Co. Galway**

For Riverside Foods Ltd.

July 2025

**Hydrological & Environmental
Engineering Consultants**



Flood Risk Assessment of Proposed Off-Line Service Area at Gort, Co. Galway.

RECEIVED: 22/07/2025



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Report No.:	HEL231001v1.1
Prepared by:	Anthony Cawley BE, M.EngSc, CEng MIEI
Date:	2 nd July 2025

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This report has been prepared solely as a report for Riverside Foods Ltd. in respect to a proposed Offline Services Area at Gort, Co. Galway. Hydro Environmental Ltd accept no responsibility or liability for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned.

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1 Introduction

1.1 Background

Hydro Environmental Ltd were requested by Coyle Kennedy Consulting Engineers on behalf of their client Riverside Foods Ltd. to prepare a flood risk assessment for the proposed Development of an offline Service Area at Gort Co Galway. This FRA is performed based on the Flood Risk Management Planning Guidelines (2009) to support a planning application for the Development. The location of the proposed site is located on the north side of Gort off the R458 approximately 250m from the M18 roundabout to the south, refer to Figure 1-1 below.



Figure 1-1 Site Location off the R458 road at Gort

The existing zoning for the site based on the most recent Gort Local Area Draft Plan (2025 to 2031) and Galway County Development Plan 2022 to 2028 is for Industrial Use. A high-level strategic flood risk assessment was carried out by CAAS in December 2024 in respect to the proposed Flood risk zoning within the Zoned development area of Gort. This assessment did not identify the subject site and immediate surrounding lands as being within any high and medium flood risk zones, A or B. This assessment by CAAS strongly relied on the CFRAM 2016 study and flood inundation mapping.



Figure 1-2 Site Location off the R458 road at Gort

1.2 Development Description

The proposed development is an Offline Service Area (M18 Motorway) Galway Road (R458) Gort Co. Galway. The proposed development comprises the following:

- Upgrade of existing site access off Galway Road (R458).
- 1 no. single storey Service Area building (726 sq. m gross floor area) containing 1 no. retail area 95.49 sq. m net floor space (including ancillary off-licence), back-of-house staff / office / WC rooms, storage areas, plant room, pump room, toilet and baby changing facilities.
- Food and beverage areas comprising self-service areas, the sale of hot and cold food (3 no. food type offerings) for consumption on and off the premises, with associated internal communal seating, freezer / storage areas and food preparation areas.
- Drive-thru food facility (hatch and lane) to side and rear of Service Area building.
- Outdoor seating and picnic areas to include an externally located 24/7 Washing / Drying Facility.

- 6 no. double-pump islands with forecourt canopy over to include 4 no. underground fuel storage tanks, 1 no. HGV pump island to include 2 no. underground HGV fuel storage tanks.
- 70 no. car parking spaces (including 4 no. disabled accessible spaces, 14 no. electric vehicle charging spaces (EV)), 7 no. HGV spaces, 3 no. coach spaces, 54 no. bicycle spaces, 5 no. motorcycle spaces and air/water services area with a further 2 no. parking bays.
- Ancillary wall mounted and totem pole signage comprising 12 no. (both illuminated and non-illuminated).
- 1 no. car wash and valet building (65.2 sq. m).
- Foul water pump chamber, storage tank with control kiosk and upgrade of foul sewer rising main for connection to existing mains sewer and associated works.
- Nature-Based and Sustainable Urban Drainage System (SuDS) to include soakaways and rain gardens.
- All ancillary site development works to include pedestrian footpaths, external bin stores, solid fuel storage, ESB sub-station, lighting, landscaping and associated *boundary treatments*

The proposed finish floor level for the Service Area building and the ESB Substation is 25.7m OD which is 1.7m above the lowest level on the site and 1.1m above the natural overland flood spill level for the site, based on the topographical survey and lidar information.



Figure 1-3 Proposed site Layout

2 Site Description

2.1 Surface Drainage and topography

The proposed development site is currently a greenfield site used for pasture. The site area is 1.513ha and situated on the northside of Gort Town off the R458. Lidar survey as part of the OPW CFRAM study is available for Gort and this is combined with the topographical ground survey of the site to represent the topography of the site and surrounding areas, refer to Figure 2-1. The site has ground levels varying from 24 to 27m and typically falls southeast away from the R458 road, refer to Figure 2-2. A small local topographical depression is located on the site towards the southern end of the site, which was ground levels varying from 24 to 24.5m OD. Plates 1.1 to 1.4 present views of the site and adjacent properties.

There are no surface drainage features on or within the immediate vicinity of the site with site drainage currently relying on infiltration into the sub soil and potential overland and interflow heading southwest from the site.

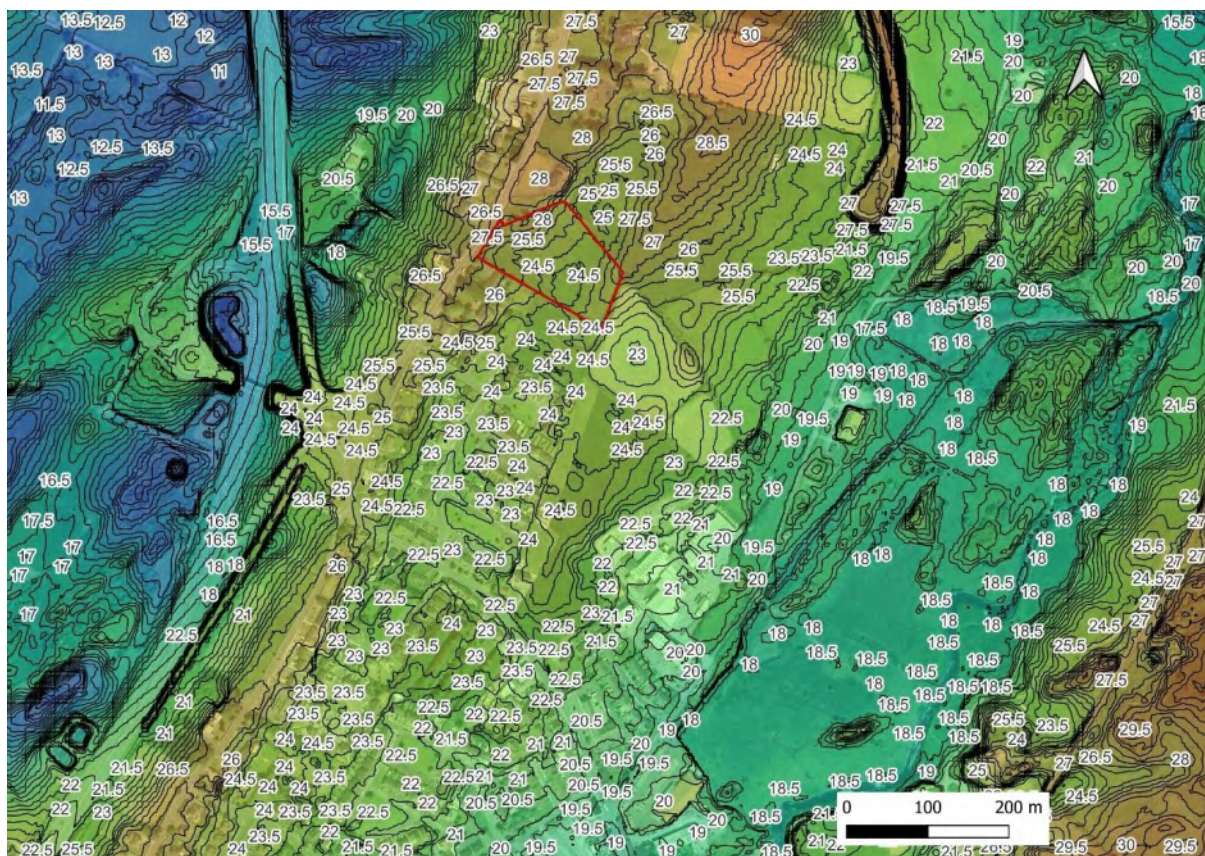


Figure 2-1 Ground elevations of the site and surrounding area

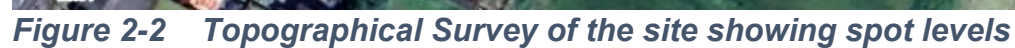




Plate 2-2 *View of adjacent property looking northward from within the site*



Plate 2-3 *View of lands to the southwest of the Site*



Plate 2-4 *View of shallow surface topographical depression on the site looking northeast.*

2.2 Hydrogeology

The underlying bedrock at the site is the Tubber Limestone formation which is a Dinantian pure bedded limestone. This is a pale grey clean limestone that is a crinoidal and cherty limestone and dolomite and which is prone to karstification. The bedrock aquifer is classified as a Regionally important karst conduit flow bedrock aquifer (Rkc) that is highly productive in local zones, refer to Figure 2-3. The overburden is a limestone till that is classified as having moderate permeability. The overlying top-soil is a deep well drained mineral soil. The groundwater vulnerability is medium for the site suggesting overburden thickness above the limestone bedrock of 5 to 10m, refer to Figure 2-4. The underlying Tubber limestone formation and surrounding limestone formations of the Newtown and Castlequarter Members are very prone to karstification with numerous surface karst features in the greater area. The groundwater body for this area is the Caherglassaun Turlough SAC GWB. No karst features are identified on the site or within surrounding lands. The groundwater table on the site and surrounding lands is likely to be a depth located in the upper weathered zone of the bedrock which is possibly in excess of 5m below ground level.

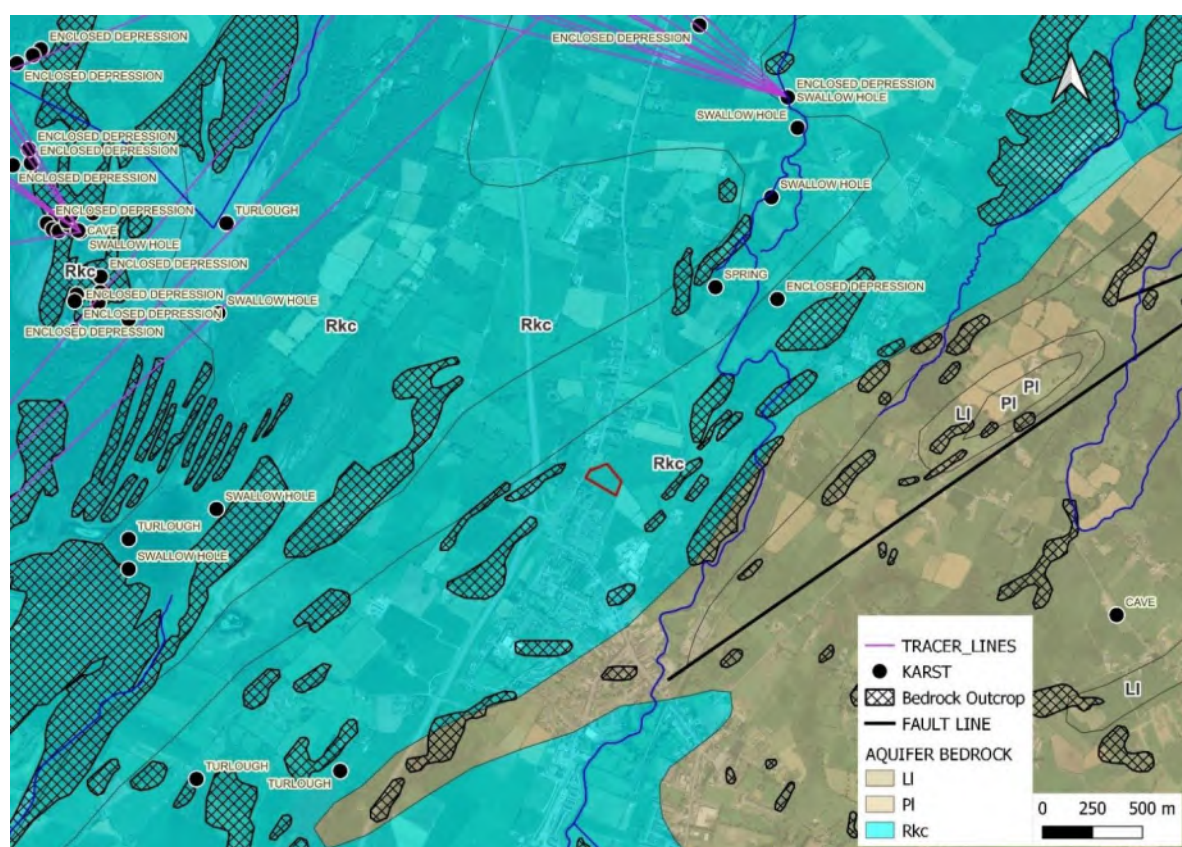


Figure 2-3 Aquifer map with outcrop and karst features mapping of the Gort Area

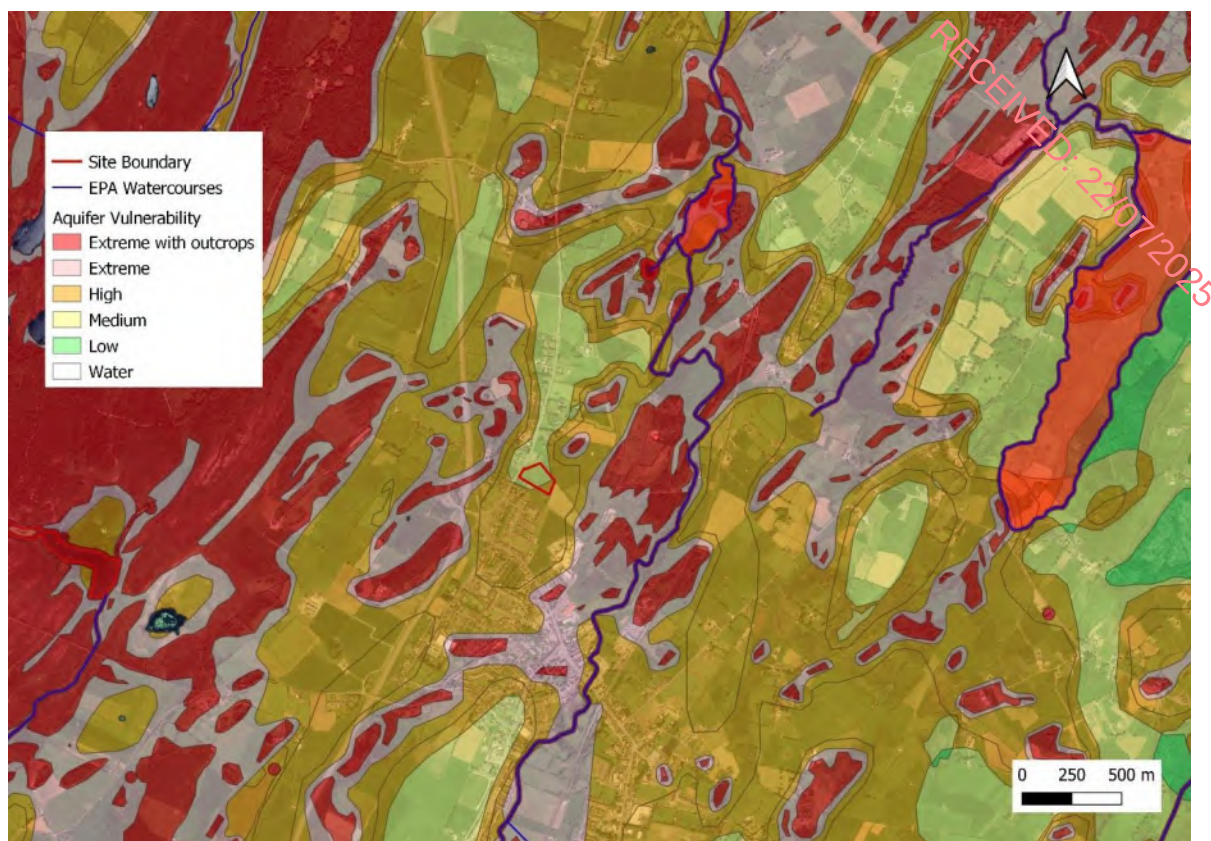


Figure 2-4 Aquifer Vulnerability Mapping (GSI)

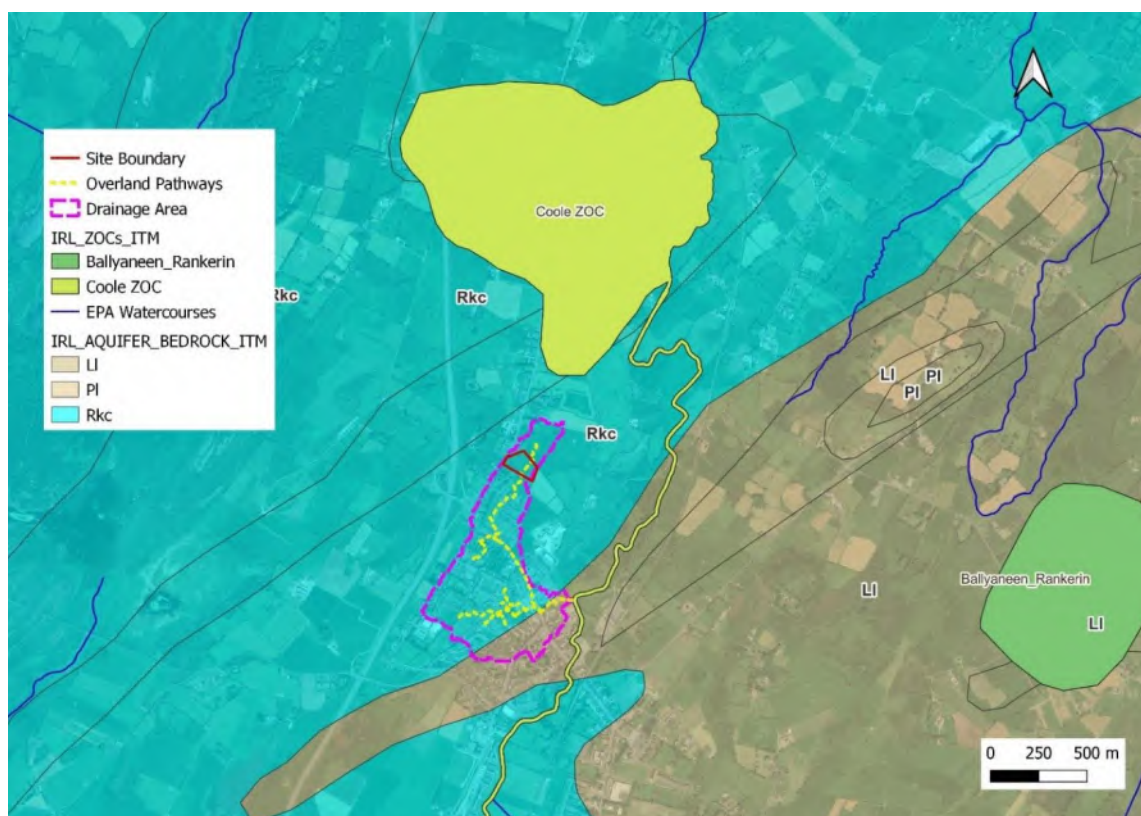


Figure 2-5 Groundwater Supply Source Zone of Contribution for Coole GWS which includes the Gort River Channel as part of the ZOC

2.3 Site Investigation

A walk-over inspection of the site indicates that the middle section of the site is locally low and under extreme rainfall is likely temporarily to give rise to superficial ponding of rainwater which will gradually infiltrate into the underlying limestone till and potential spill overland or as interflow in the unsaturated zone southwest with the topographical relief. The topsoil is reasonably permeable but the underlying subsoil is limestone till with a moderately high silt content and is less free draining. There is no evidence of drainage issues on the site.

A geotechnical site investigation was conducted by Irish Drilling in May 2025 to inform the drainage design for the proposed development. This involved the excavation of 12 large trial holes and performed 7 no. infiltration tests to BRE Digest 365. Soil testing was also carried out. The trial pits extended to between 3.1m and 4.5m depth and 'refused' on possible hard Glacial Till or possibly on rock, with an average depth of 3.7m. Groundwater was not encountered in any of the trial pits during the SI. A more recent site visit also found no groundwater when standpipes were dipped (4 No.).

Boulders were frequently encountered and were up to 1200mm in size. The soils in the 'middle third' of the site was generally more granular than the soils at each end of the site and this is reflected in the results of the infiltration tests, where the infiltration rates were higher in the 'middle third'.

The ground conditions were described as a subsoil consisting of orange, brown sandy slightly gravelly silt over Glacial Till, consisting of variable silty sand and gravel, or gravelly sandy silt, with cobbles and boulders, at most places overlying a very stiff to hard slightly sandy silt (Glacial Till).

Infiltration tests were carried out in Pits S1 to S7 and the following Table 2-1 summarises the infiltration rate results and refer to Figure 2-6 for locations on the site:

Table 2-1 Irish Drilling Infiltration Test Results (May 2025)

Location	easting	northing	Fill 1	Fill 2	Fill 3
S-1	544896.1	703030.4	5.3 x 10 ⁻⁶ m/s		
S-2	544942.6	703003.1	1.9 x 10 ⁻⁵ m/s	1.3 x 10 ⁻⁵ m/s	1.9 x 10 ⁻⁵ m/s
S-3	544982.8	702981.2	4.5 x 10 ⁻⁶ m/s	< 3.2 x 10 ⁻⁶ m/s	
S-4	545019.5	702965.1	< 9.4 x 10 ⁻⁷ m/s		
S-5	545028.4	702998.6	< 3.0 x 10 ⁻⁶ m/s		
S-6	545006	703031.4	1.2 x 10 ⁻⁵ m/s	1.1 x 10 ⁻⁵ m/s	1.3 x 10 ⁻⁵ m/s
S-7	544965.5	703061.8	1.1 x 10 ⁻⁶ m/s		

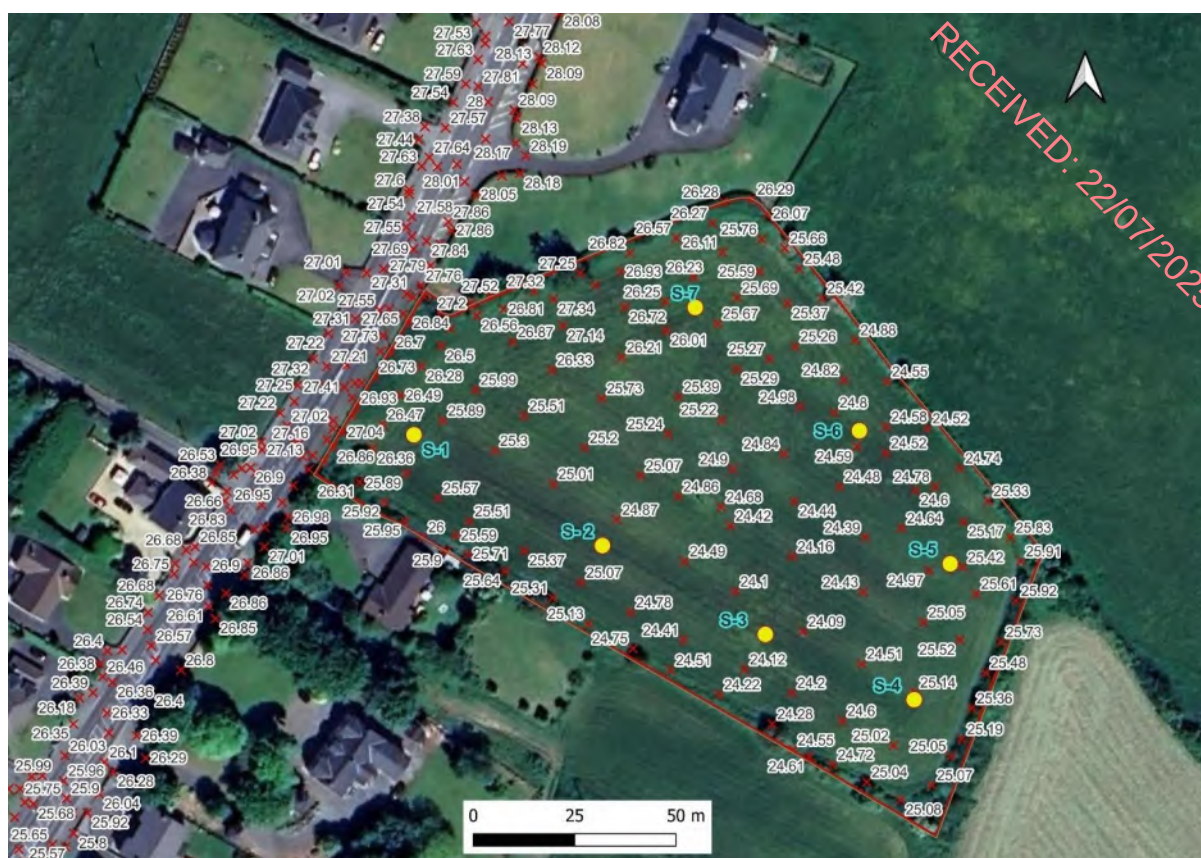


Figure 2-6 Location of Infiltration tests on the site

The drainage design for the proposed development on the site is developed in line with best practice and includes the integration of Sustainable Urban Drainage Systems (SUDS) to manage runoff and improve water quality.

There is no existing surface water drainage system as water currently percolates through the soils.

The surface water drainage strategy for the site, covering approximately 1.5 hectares, integrates Sustainable Drainage Systems (SuDS), including a hybrid soakaway and attenuation zone. The soakaways have been designed and sized in line with BRE Digest 365, informed by the results of trial holes and percolation testing conducted during the geotechnical site investigation carried out by Irish Drilling Ltd. Furthermore, the soakaway volume has been increased to take account of the Design Performance Objectives as outlined below.

The surface water system has been prepared to meet the following minimum performance criteria:

- No surcharging of the pipe network shall occur during storm events with a return period of 1 in 5 years (20% AEP).
- No flooding anywhere on site, except where specifically designed and approved for exceedance events (e.g. detention basins or swales), shall occur during the 1 in 30-year (3.33% AEP) rainfall event.
- No internal property flooding shall occur during storms with a return period of 1 in 100 years (1% AEP).

Design return periods:

- o **30-year + CC** (20% allowance) for pipe Sizing (normally taken as 5-year)
- o **30-year +CC** (20% allowance) for overland and site-wide flooding checks
- o **100-year +CC** (20% allowance) for site wide property flood check

A factor of Safety of 2.0 has been adopted in the design for reduced infiltration rate of the soil to account for silting up or poor maintenance. A 30% voids ratio has been used for the Soakaway infiltration storage.

Use of silt trap Gullies and oil and grit interceptors upstream of the infiltration areas is proposed so as to protect surface and groundwaters (Regionally important karst conduit flow aquifer) the SAC located to the west and northwest of the site and the Coole groundwater source ZOC.

Some of the pedestrian routes, patio areas, paths, etc., will consist of impermeable surfaces. All such surfaces will adopt a Nature-Based Sustainable Drainage solution as runoff into a rain garden or landscape green. Both methods are a source control

Sustainable Urban Drainage System. There are 5 No Soakaways proposed as follows:

1. Soakaway 1 is 1.85m deep by 7m wide and 75m Long providing storage volume of 244m³ with exceedance elevation of 24.7m OD
2. Soakaway 2 is 1.7m deep by 4m wide and 6m Long providing storage volume of 11m³ with exceedance elevation of 24.9m OD
3. Soakaway 3 is 2.6m deep by 3m wide and 35m Long providing storage volume of 72.5m³ with exceedance elevation of 25.0m OD
4. Soakaway 4 is 2.7m deep by 12m wide and 12m Long providing storage volume of 103.7m³ with exceedance elevation of 25.0m OD.
5. Soakaway 5 is 2.7m deep by 5m wide and 28m Long providing storage volume of 100.8m³ with exceedance elevation of 25m OD.

Overflow pipe connections between soakaways will be provided in order to provide resilience in the design. Note a 300mm freeboard is provided in the exceedance elevations for the Soakaways. Refer to Figure 2-7 for soakaway locations on the site and Figure 2-8 for the proposed storm drainage network.



Figure 2-7 Proposed Soakaway Locations (5 No.) and on-site percolation testing locations (S_01 to S_07)

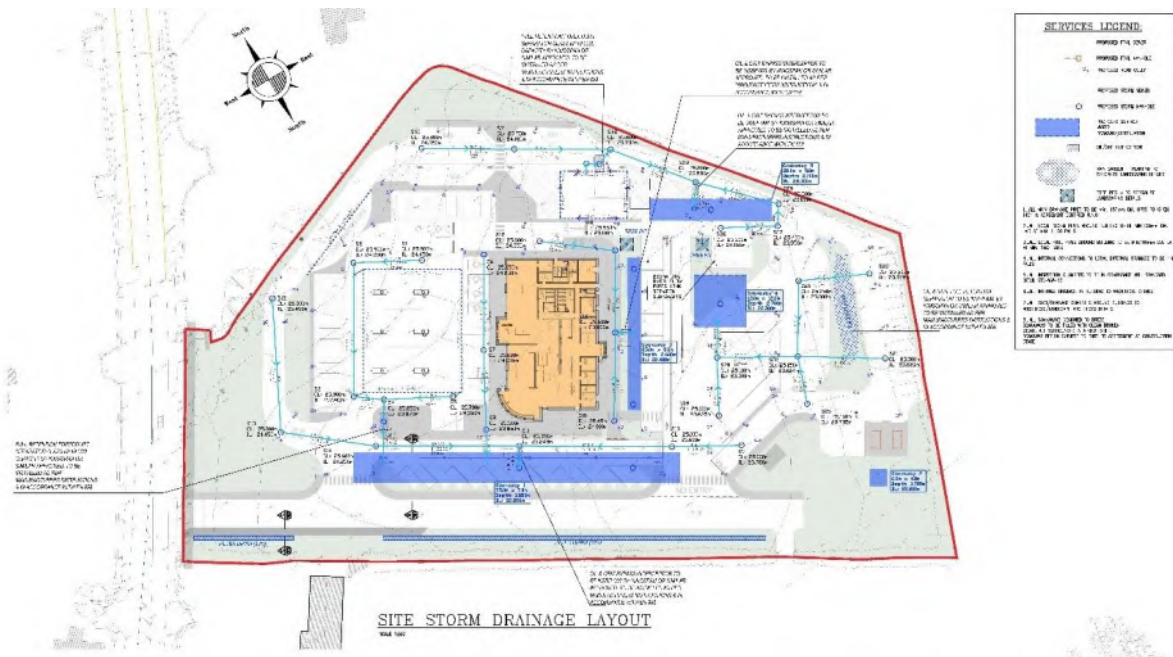


Figure 2-8 Proposed Storm Water Drainage Network

3 Flood Risk Assessment

3.1 Flood Risk Screening

An initial screening for flood risk at the site was carried out to identify any potential sources of flood risk to the site and proposed housing development. The principal sources of flood risk included in this assessment are fluvial, pluvial and groundwater with coastal flooding, rejected outright, given that the site is inland at an elevation above 24m OD Malin.

The GSI groundwater mapping was also consulted and this does not identify any groundwater flood risk at the site, refer to Figure 3-1. The historical flooding database on the OPW Floodinfo web site does not identify any historical flooding at or immediately adjacent to the subject site. The historical first edition 25inch mapping does not indicate that the site is liable to flooding nor does it indicate poor marshy ground. The Peak Flood Levels in the Coole-Garryland Turlough which extends to the M18 Motorway near the Gort Junction, 240m northwest of the Subject site, refer to Figure 3-1. The maximum flood level in the turlough is less than 14m OD malin, which is 10m lower than the lowest ground level on the site and therefore not a source of flood risk to the site and its proposed development.

The OPW Floodinfo web site was consulted and the national indicative fluvial flood risk obtained for the Gort area based on the CFRAM study of Gort Town (OPW 2016). The Gort River is the primary Source of Fluvial Flood Risk to the immediate environs of Gort. This mapping for the 10year, 100year and 1000year modelled flood inundation area presented in Figure 3-2 and shows the site and the immediate surrounding areas to be free from any potential fluvial flood risk from the Gort River. The predicted 10, 100 and 1000year flood levels near the Lidl Store in Gort are 18.83m OD, 19.32m OD and 19.78m OD respectively, which are well below the lowest ground level on the subject site, which is at c. 24m OD.

Based on the flood risk zoning definition set out in the Flood Risk Management Planning guidelines(2009) the subject site is located in low-risk Flood Zone C. The flood zoning is based on groundwater, fluvial and coastal sources.

Localised pluvial ponding is generally not included as a source in defining planning flood risk zones or restricting development from such areas, provided such flooding can be mitigated in respect to flood risk and flood impact. Pluvial ponding is quite common in relatively flat lands and generally can be mitigated for in the site storm water drainage design for the development and in the earthworks for the development. The OPW pFRA mapping presented in Figure 3-3 suggests potential pluvial ponding is of a minor extent on the site and the topographical contouring analysis confirms this pluvial potential, refer to Figure 3-4.



Figure 3-1 GSI Historical Groundwater Flood map

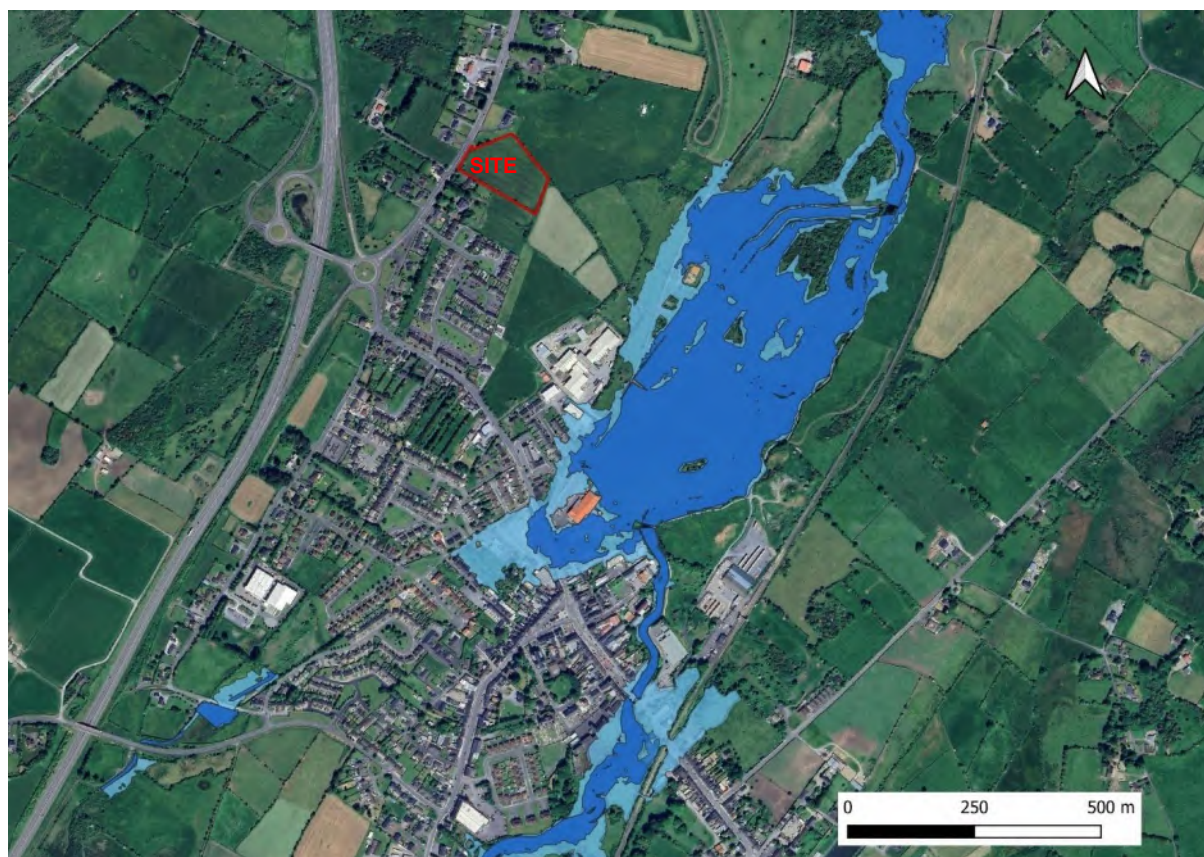


Figure 3-2 OPW CFRAM Flood extents Mapping of the Gort Area



Figure 3-3 OPW groundwater and pluvial flood mapping from pFRA Mapping

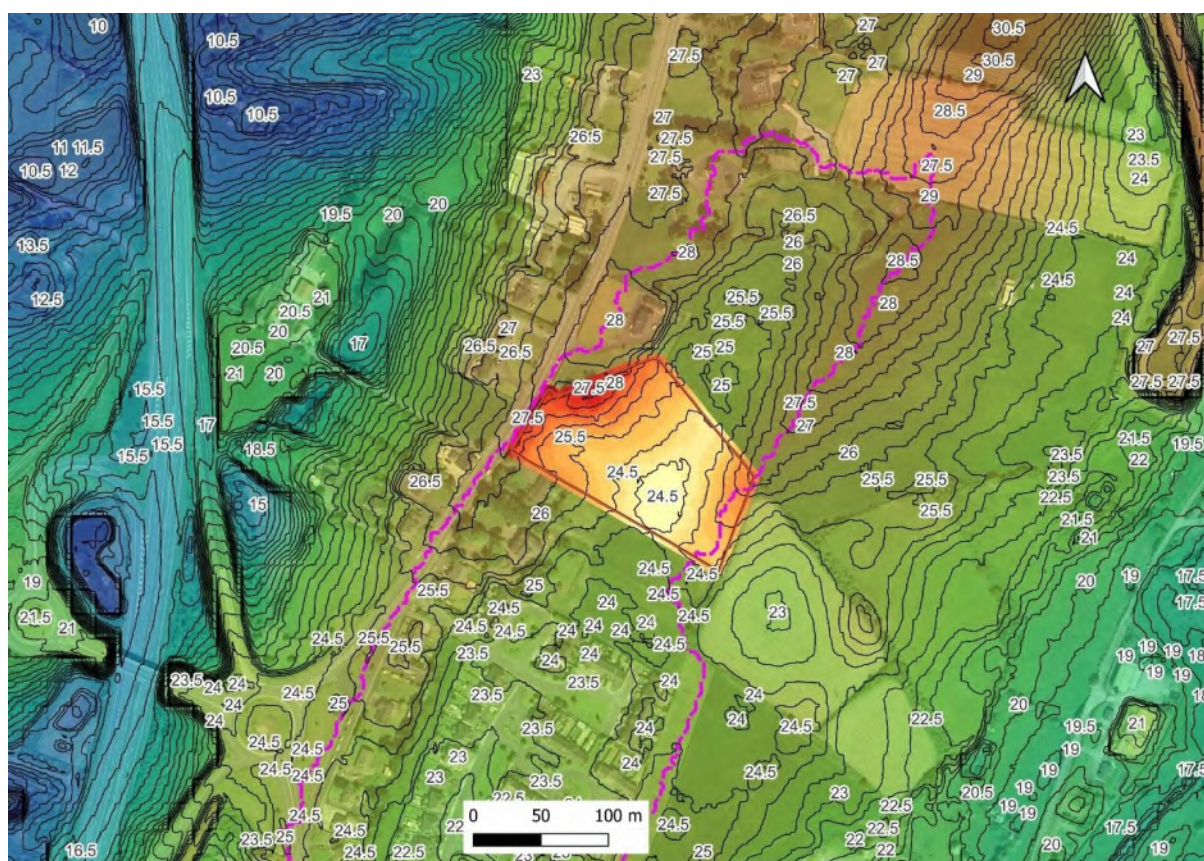


Figure 3-4 Potential surface Drainage area of the site

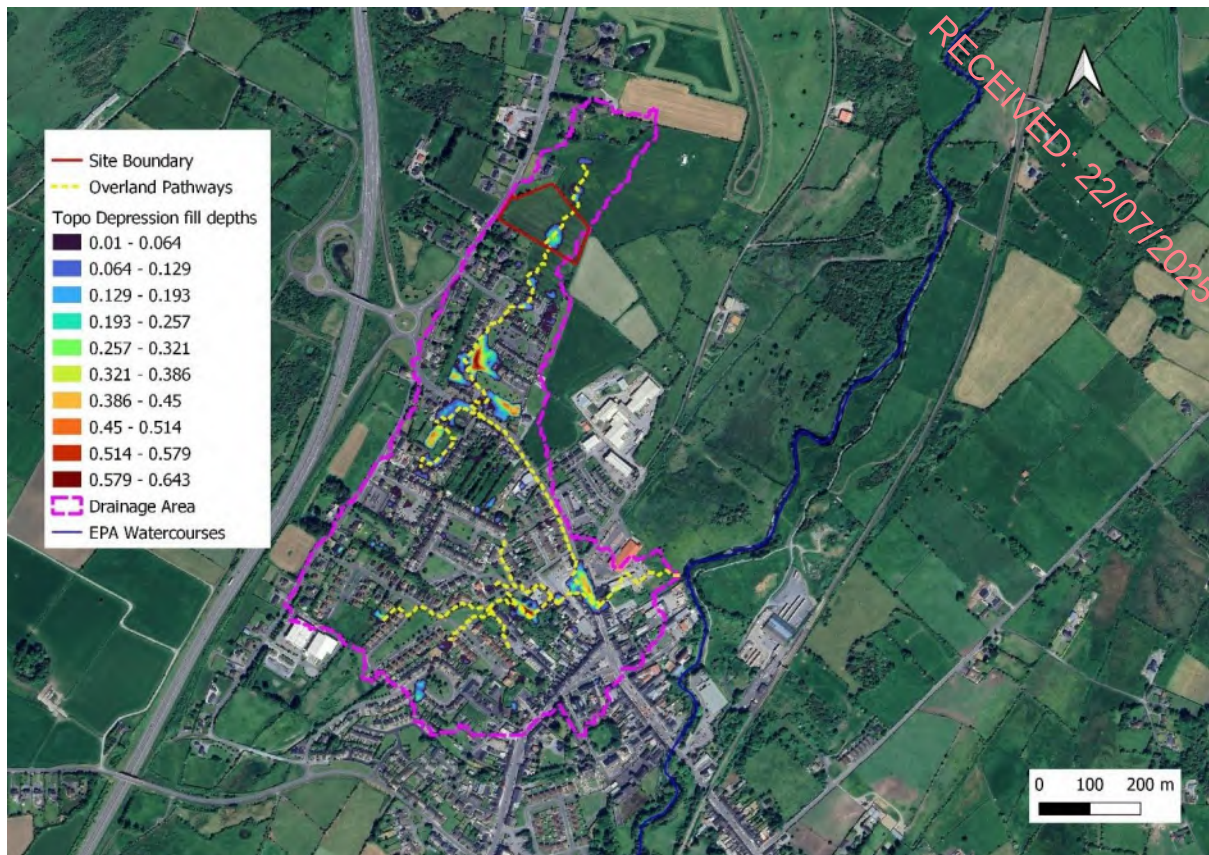


Figure 3-5 Local Drainage Catchment overland flow paths to the Gort River and including topographical depression areas

3.2 Localised Pluvial Flood Risk

Typical of undulating agricultural lands there are often localised topographical depressions present where temporary surface ponding of rainfall can occur. On the subject site a localised, shallow topographical depression is present in the central section of the site, refer to Figure 3-4.

The contributing drainage area for the site is locally small at under 5ha, including the 1.5ha site itself and extending upgradient to the northeast, refer to Figure 3-4 for drainage catchment boundary. The site contours suggest a natural overland and interflow pathway southwest towards the R458 road in Gort Town. On the site this localised topographical depression will under existing undeveloped conditions be capable of spilling southwest at level of approximately 24.6m OD based on the site topographical survey.

The proposed fill material to be introduced on the site to achieve proposed formation levels should be free draining, so as to maintain and improve groundwater infiltration drainage on the site. The proposed development will raise ground levels to c. 25.5m OD in this central area. This is to be achieved using permeable granular fill material in the central section of the site, with between 30 to 40% porosity. This is required to enhance the soakaway storage and infiltration on the site and thereby facilitate infiltration and interflow within the overburden.

To facilitate the proposed 5 large soakaways and infiltration storage on the site the existing glacial till overburden at these soakaways will be removed and replaced by granular material to the proposed formation level of the soakaways.

The proposed finish floor level of the Services Area building is set at 25.7m OD. There are two options for the ESB Substation on the site. Either option will have their finish floor level set at or above 25.7m OD Malin ensuring low risk of flooding under present day and future climate change cases. The finish floor levels are set with freeboard above any potential pluvial flooding and proposed maximum storm water peak levels on the site within the proposed five soakaways.

The groundwater table is likely to be at a sufficient depth below the ground level as not to impact the proposed underground tanks foundation levels and the construction and earthwork excavation for these elements.

4 Conclusions

Based on the Flood Risk Management Planning Guidelines (2009) the site is located in low flood risk, Flood Zone C and is suitable for all category of development including commercial and industrial development as per the flood risk management planning guidelines.

This assessment identified that a portion of the central section of the site below the 24.6m OD contour level may potentially be subject to short term pluvial ponding of rainwater filling the slight topographical depression that is located there when rainfall intensity exceeds the soil infiltration capacity. This potential pluvial ponding on the site is reasonably shallow and is not very extensive and raising of the site in this central section with free draining material as proposed will ensure that infiltration is maintained and that the natural lateral subsurface flow pathways to the southwest as interflow in the unsaturated overburden will be maintained post-development. The boundary treatment along the southwest and northwest boundaries will be of a pervious construction and therefore will not obstruct any natural surface runoff.

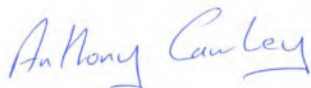
The groundwater table on the site was not encountered in the deep trial holes that were dug during the site investigation survey by Irish Drilling and the water table is likely to be close to the bedrock overburden interface. The regional groundwater table in the limestone aquifer is below 18m OD Malin based on the Gort River Basin flood Levels to the south and potentially below 14m OD based on the flood levels in the Garryland Coole Turlough that extends to within 240m of site at the Motorway to east and northeast of the site.

The proposed finish floor level of 25.7 m OD ensures that the Services Area building are safe from flooding under both present day and future scenarios, including post development and climate change. There are two options for the ESB Substation building on the site. Either option will have the finish floor level set at or above 25.7mOD.

The proposed site drainage is via on-site disposal via soakaway storage and soil infiltration at five soakaway locations. The proposed design and sizing of the soakaway / infiltration areas and storage volume by Coyle Kennedy has been based on detailed site investigation and percolation testing to ensure a robust drainage design that includes a factor of safety of 2 in respect to infiltration rates, a return period of 100years, climate change allowance of 20% and freeboard allowance for the soakaway top elevation of 300mm. All soakaways will be connected to one another by surface overflow storm pipes to ensure additional resilience to the design in the event of failure or exceedance at one of the soakaway locations.

Through the use of silt trap gullies, full retention oil and grit interceptors, soakaways, and rain gardens, the system captures, treats, and gradually infiltrates to ground rainwater on the site. This eliminates surface discharges to watercourses, protects water quality, and promotes the recharge of local groundwater in line with best practice and CIRIA SuDS Manual (C753) guidance.

The proposed Services Area commercial development with the proposed storm water management is protected from local pluvial flooding and will not adversely impact flood risk elsewhere and is considered to be in compliance with the flood risk management planning guidelines (2009) and in compliance with the drainage and flood risk requirements set out in the Galway County Development plan (2022 to 2028).



Anthony Cawley B.E. M.Eng.Sc (Hydrology) C.Eng. M.I.E.I.
Consulting Hydrologist
On behalf of Hydro Environmental Ltd.

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APPENDIX 3

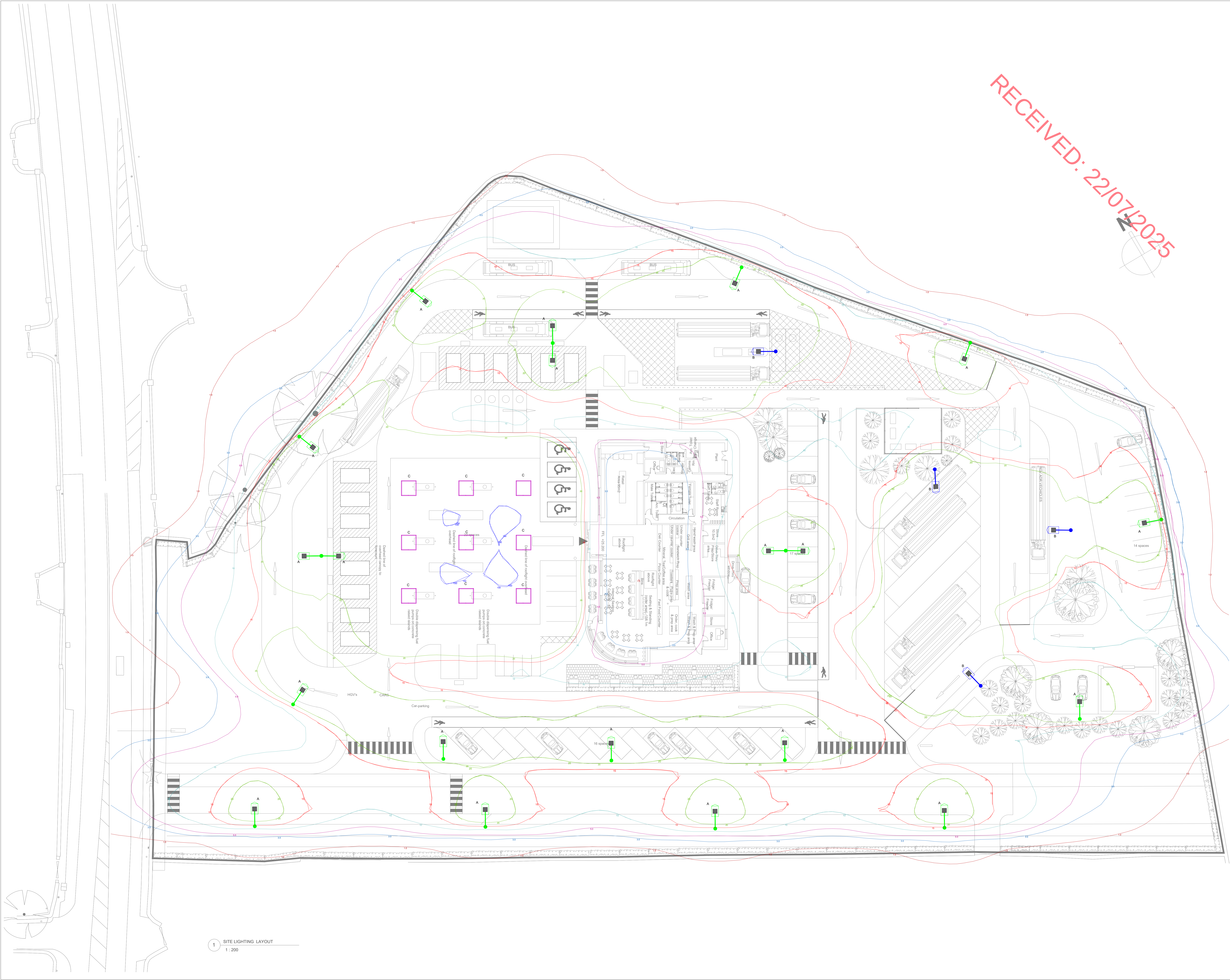
LANDSCAPE PLAN

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APPENDIX 4

OPERATIONAL LIGHTING PLAN



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SITE SERVICES NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS(S) & ALL OTHER CONTRACT DOCUMENTATION & DRAWINGS AS ISSUED BY THE ARCHITECT, STRUCTURAL ENGINEER & CONSULTING ENGINEERS.
2. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
3. THE CONTRACTOR SHALL NOTE THAT THIS DRAWING IS INDICATIVE AND ILLUSTRATES DESIGN INTENT ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DETAILED DESIGN AND COORDINATION WITH THE STRUCTURE AND OTHER SERVICES.
4. ALL DUCTING/ PIPING LAYOUTS & SPECIFICATIONS TO BE APPROVED BY WATER, ELECTRICAL & TELECOM UTILITY PROVIDERS.
5. LOCATION AND QUANTITY OF DRAW-PTI ACCESS CHAMBER TO BE CONFIRMED BY UTILITY PROVIDERS.
6. ALL DUCTWORK/PIPEWORK INSTALLATION TO BE IN COMPLIANCE WITH BT, UKPN & THAMES WATER NETWORK DISTRIBUTION GUIDELINES AND SPECIFICATIONS.
7. ALL MWS & BCWS PIPEWORK IS TO BE INSTALLED IN MDPE.
8. ALL WATER SERVICES PIPEWORK TO BE INSTALLED STRICTLY IN ACCORDANCE WITH BS5506 & WATER SUPPLY REGULATIONS TO ENSURE THAT WATER IS MAINTAINED AT A POTABLE QUALITY.
9. FOR SPECIFIC DETAILS OF THE BELOW GROUND DRAINAGE, PLEASE REFER TO THE STRUCTURAL ENGINEERS DRAWINGS.
10. CIVIL DRAINAGE SYSTEM TO BE FULLY CO-ORDINATED WITH MEP SERVICES BY THE STRUCTURAL ENGINEERS.
11. ALL DUCTWORK SIZES STATED ARE INTERNAL DIAMETER.
12. UNDERGROUND LTHW PIPEWORK TO BE PRE-INSULATED DISTRICT HEATING PIPEWORK DIN EN 15632:2009 STANDARD OR SIMILAR.
13. REFER TO RELEVANT SCHEMATIC AND LAYOUT DRAWINGS FOR FURTHER DETAILS OF SERVICES.
14. ALL EXTERNAL LIGHTING TO BE CONTROLLED VIA DAWN TO DUSK SENSOR WITH APARTMENT LIGHTING TO HAVE MANUAL OVERRIDE SWITCH.

LEGEND

- TYPE A - 10M COLUMN MOUNTED LIGHT - 104W - 5968lm - 2700K ECLATEC TWEET NEO
- TYPE B - 10M COLUMN MOUNTED LIGHT - 216W - 24315lm - 2700K ECLATEC KERS 2
- TYPE C - RECESSED LIGHTS IN FORECOURT CANOPY 120W - 17045lm - 2700K ECLATEC TWEET ORIGIN
- 25 lux
- 20 lux
- 15 lux
- 10 lux
- 05 lux
- 03 lux
- 01 lux

0	02.07.2025	Issued for Information	FL	BSAD
Rev	Date	Description	Orig	App

Client

RIVERSIDE FOODS LTD.

Project

PROPOSED OFF-LINE SERVICE AREA AT GORT, COUNTY GALWAY

Title

SITE LIGHTING LAYOUT

Drawing No.

G25003-ZZ-63-ZZ-XX-DR-EDC-EE-0001

RIBA Work Stage	Status Code	Revision
STAGE 3	P1	0

Scale @ A0	Model Manager	Project Manager
1:200	SR	GK

EDC Mechanical & Electrical Consulting Engineers

Company: Tel: +353 (0)1 4284761, Fax: +353 (0)1 513224
London Office: Tel: +44 (0)20 7061 4846, Fax: +44 (0)20 7061 4847
Dublin Office: Tel: +353 (0)1 4284761, Fax: +353 (0)1 513224

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