Environmental Design Partnership
mechanical & electrical consulting engineers

Block B1, Centrepoint Business Park,
Oak Road, Dublin 12, Ireland.

Tel: (01) 409 2800

email: admin@edp-engineers.com
web: www.edp-engineers.com

# Utilities Infrastructure Report

# to accompany a Planning Application

# at

# 43-50 Dolphin's Barn Street, Dublin 8

# for

# The Iveagh Trust

## Prepared by:

## Environmental Design Partnership Consulting Engineers.

| Rev. | Date | Author | Description |
|---|---|---|---|
| *R.002* | *26.02.2025* | *Martin Pordes* | *Final development description added. Issued for planning.* |
| *R.001* | *20.02.2025* | *Martin Pordes* | *Updated as per BMC commentary* |
| *R.000* | *11.02.2025* | *Martin Pordes* | *Issued for initial review and comment* |

**Contents:**

**1.0 Introduction**

**1.1 Executive Summary**

**1.2 ESB Networks**

**1.3 Gas Network Ireland**

**1.4 Telecoms – Open Eir**

**1.5 Telecoms – Virgin Media**

**1.6 Telecoms – Mobile Operators**

**1.7 Public Street Lighting**

## 1.0 Introduction.

Environmental Design Partnership, Mechanical and Electrical Consulting Engineers have complied the following Utilities Infrastructure Report on behalf of our client, The Iveagh Trust, to form part of the planning application process for the proposed development at 43-50 Dolphins Barn Street, Dublin 8 as follows:

The Iveagh Trust intend to apply to Dublin City Council for permission for a Large- Scale Residential Development on a site of c.0.358 ha at 43- 50 Dolphins Barn Street, Dublin 8.

The site is bound by Dolphin's Barn Street to the east, No. 51 Dolphin's Barn Street to the northeast, No. 7 Poole Terrace to the south and boundaries of rear gardens of the residential properties located on Reuben Street and Emerald Square to the west and north of the application site respectively. The proposed development consists of the following:

- The demolition of all existing buildings on site (comprising the former factory building to the rear of the site and buildings which front onto Dolphin's Barn Street (No's 43-50)), which have a total gross floor area of c.3,243.5 sqm.

- The construction of a 1-9 storey Large Scale Residential Development (LRD) comprising 119 no. apartments (70 no. 1 bed units and 49 no. 2 bed units) and a community hub space at ground floor level totalling c.523.5 sqm.

- All apartments are provided with balconies/terraces, which are located on the eastern, western, southern and northern elevations of the building.

- The proposal includes external communal open space areas (c.707 sqm) at ground floor level, and provision of PV panels at roof level.

- The proposal provides a total of 15 no. car parking spaces (12 no. for residents, 2 no. for the community hub, including 1 no. accessible parking space, and 1 no. car sharing space). 172 no. cycle parking spaces are provided for residents, and 60 no. cycle parking spaces are provided for visitors to the residential element of the development. 2 no. long stay cycle parking spaces, and 6 no. short stay cycle parking spaces are provided associated with the community hub element of the development.

- The proposal includes for alterations and upgrade of the site boundary walls / treatment.

- The proposal includes 1 no. shared pedestrian/ vehicular entrance point from Dolphin's Barn Street, alterations to the public footpath/street along Dolphins Barn Street, the provision of 2 no. ESB sub-station's, plant and storage rooms, a comms room, a LV switch room, a life safety room, bin stores and all associated and ancillary works.

- The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works

including hard and soft landscaping; blue/green roofs; boundary treatment; internal roads and footpaths; electrical services; and all associated site development works above and below ground.

- The application may be inspected online on the following website set up by the applicant: www.dolphinsbarnstreetlrd.ie

## 1.1 Executive Summary.

The existing utility infrastructure connections adjacent to and serving the proposed site have all been identified by reference to the individual utility providers records and drawings.

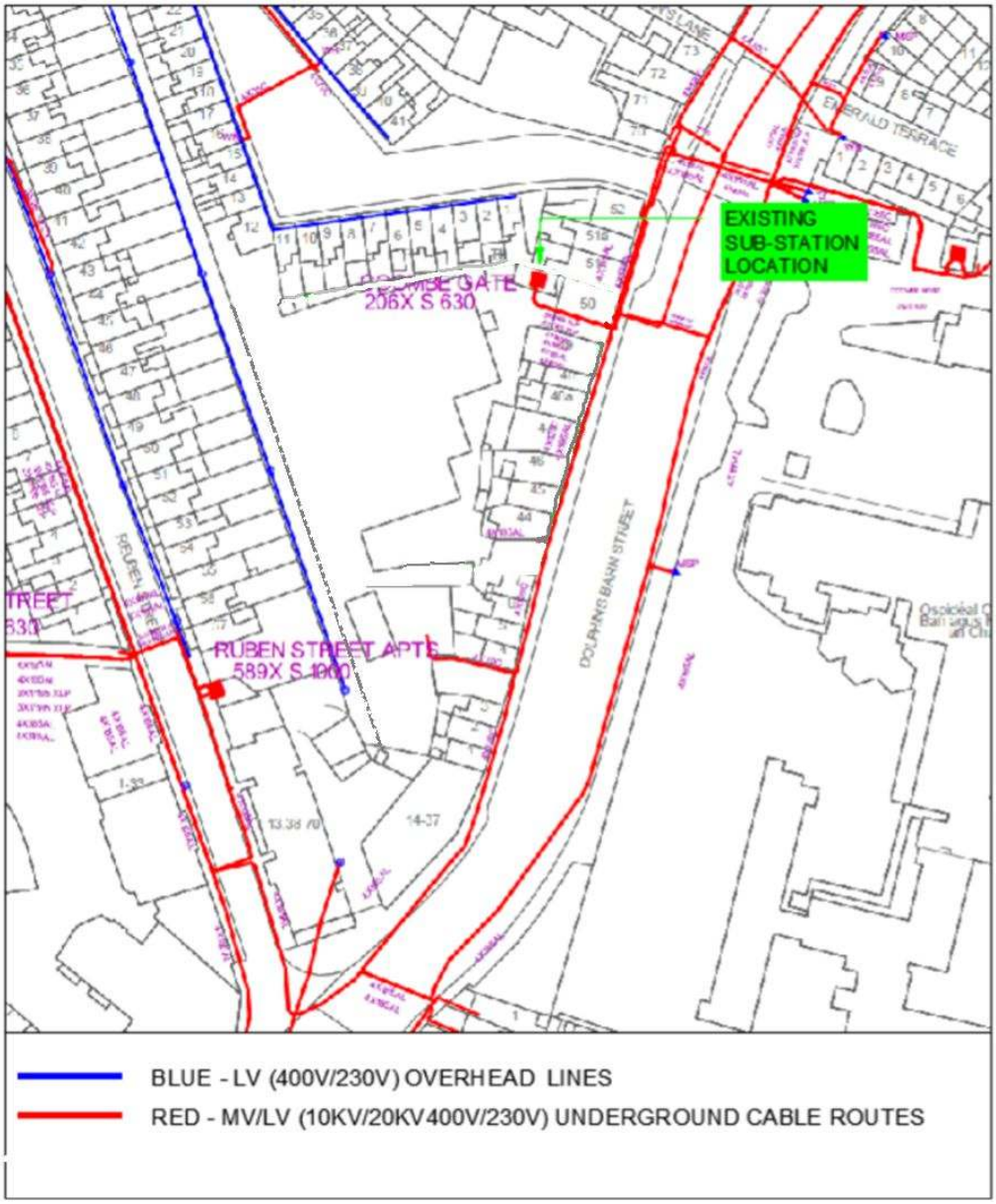
Existing utility connections will be altered or removed as appropriate and subject to the requirements of the proposed new development, in conjunction with the utility providers.

The proposed scheme has been designed to facilitate the requirements for ESB and Telecoms, with dedicated ESB sub-stations and Telecoms Communications Rooms at ground floor level, in compliance with the utility providers requirements.

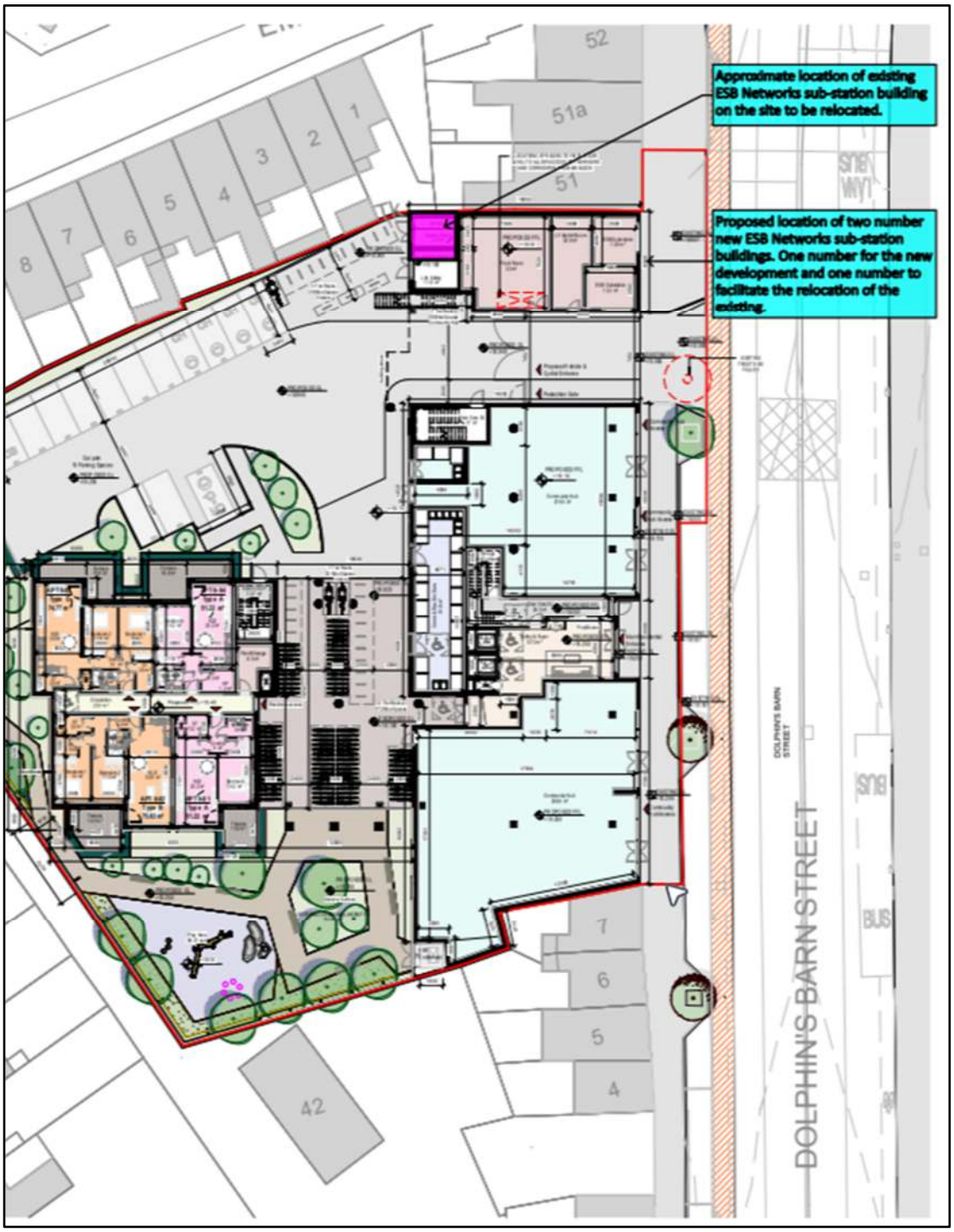
The proposed development has been designed based on a detailed review of existing utility providers infrastructure information and initial contacts with the utility providers, and there are no known issues with the utility infrastructure planned to serve the development at the time of writing.

## 1.2 ESB Networks.

ESB Networks infrastructure maps indicate there is an existing ESB sub-station building within the site boundary, with a supply coming from Dolphin's Barn Street. See ESB Networks Infrastructure Map below:




This existing sub-station and associated supply cabling will be relocated to a proposed new sub-station building within the proposed development. A second adjacent sub-station is also proposed to serve the requirements of the new development. The approximate location of the existing sub-station and the location of the proposed new double sub-stations are indicated on the drawing below:




All works associated with the existing ESB sub-station, MV supply and the proposed new sub-stations will be carried out fully in conjunction with ESB Networks.

Initial assessment of the existing capacity in the area indicates there should be no issues providing the required power.

## 1.2 Gas Network Ireland

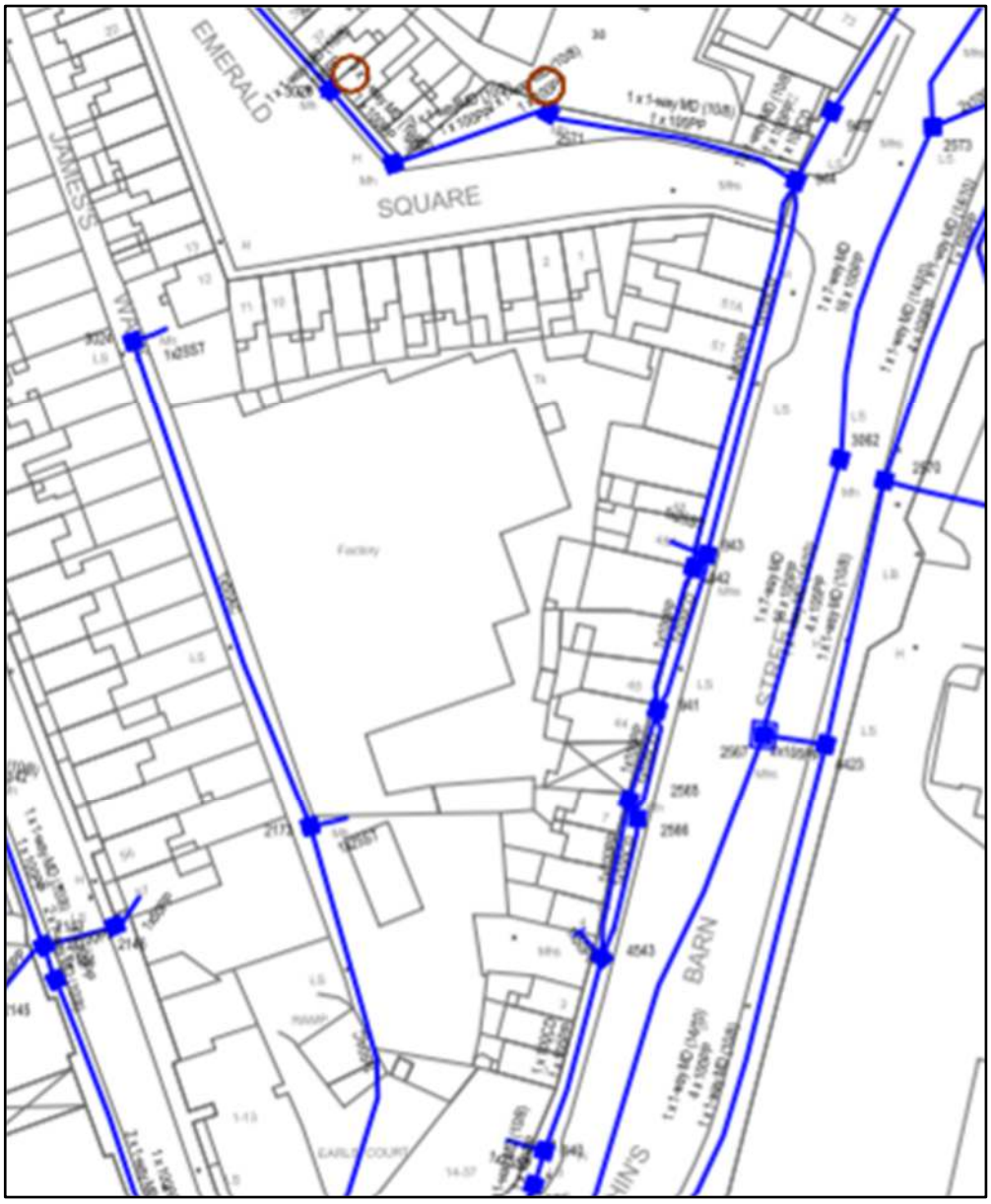
Gas Networks Ireland infrastructure maps indicate no current connections serving the proposed site. See Gas Networks Ireland Infrastructure Map below:




The proposed development does not propose to use natural gas. All apartments are proposed to be served by exhaust air heat pumps and commercial areas by VRF heat pumps.

## 1.3 Telecoms – Open Eir

Open Eir infrastructure maps show a network of ducting around the proposed site. See Open Eir Infrastructure Map below:




The existing OpenEir infrastructure is more than sufficient to provide services to the proposed development.

The Open Eir fibre services will be ducted into the proposed Telecoms Communication Room at ground floor level (see the drawing on the following page) to allow for distribution of fibre to all proposed units, subject to agreement with OpenEir.

OpenEir have confirmed they have sufficient capacity within their network to service the proposed new development.


Proposed location of development telecommunications room.
DOLPHIN'S BARN STREET
DOLPHIN'S BARN STREET
BUS
BUS
52
51a
51
1
2
3
4
5
6
7
8
7
6
5
4
42

## 1.4 Telecoms – Virgin Media

Virgin Media infrastructure maps show there are existing underground services adjacent to the proposed site. See Virgin Media Infrastructure Map below:

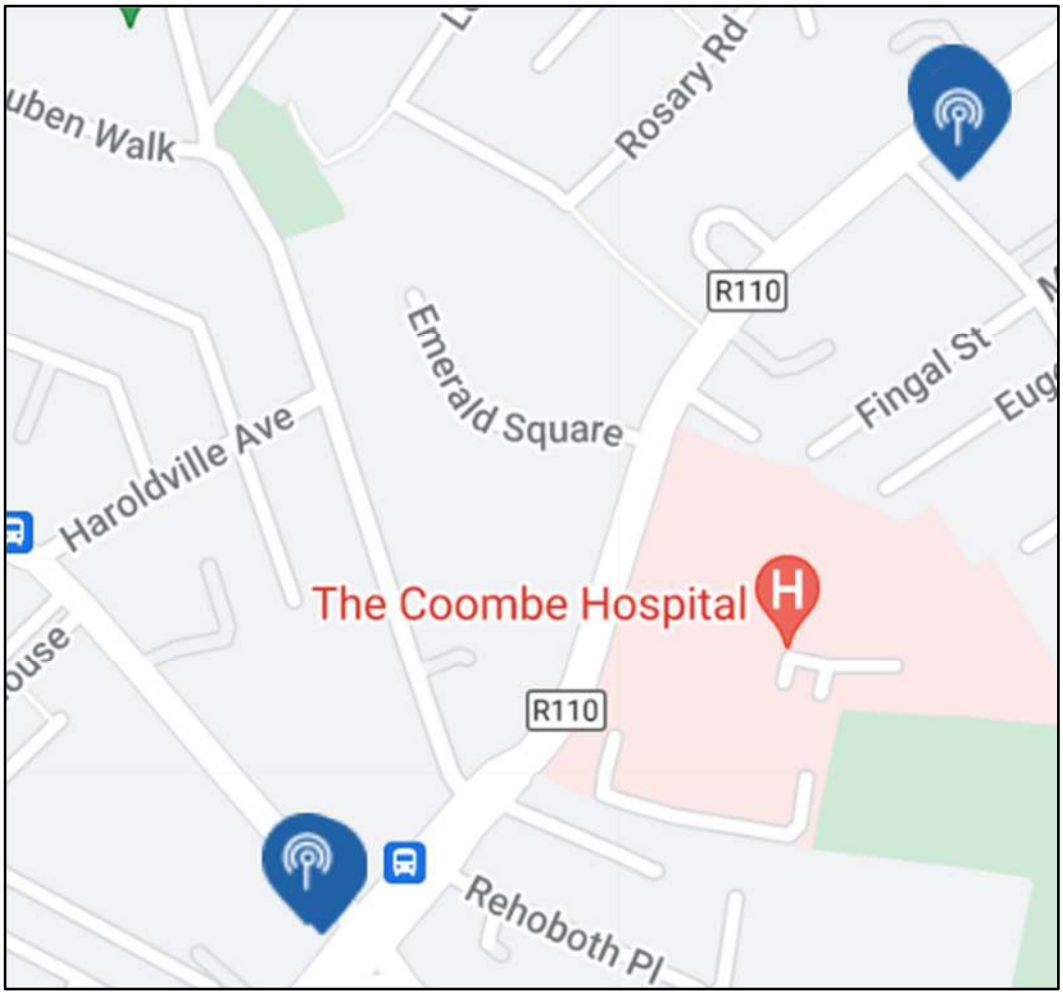



The Virgin Media services will be ducted into the proposed Telecoms Communication Room at ground floor level (refer to section 1.3 for proposed comms room location drawing) to allow for distribution of their service cabling to all proposed units, subject to agreement with Virgin Media.

Virgin Media have confirmed they have sufficient capacity within their network to service the proposed new development.

## 1.5 Telecoms – Mobile Operators

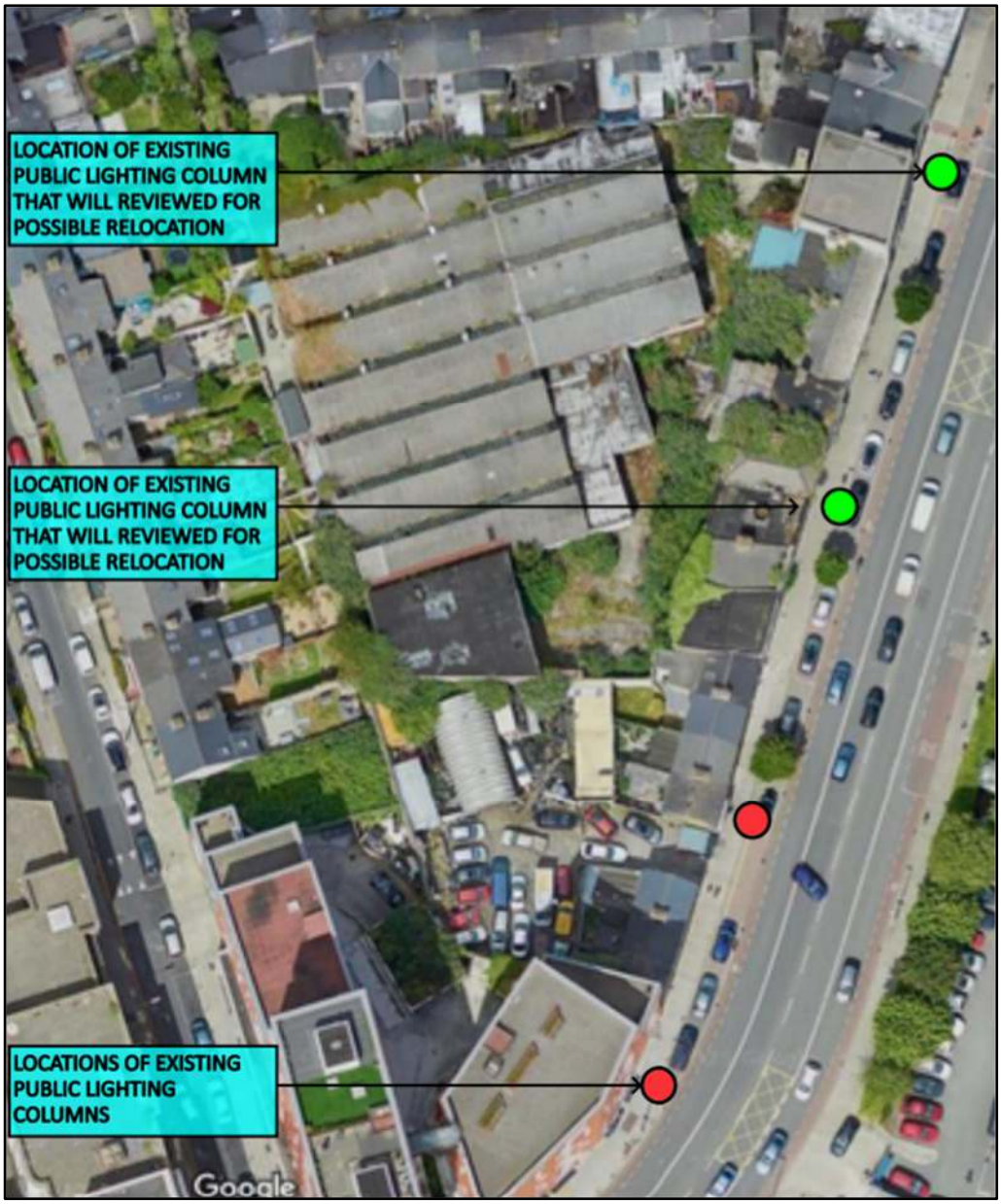
The ComReg Infrastructure Mast Map indicates there are no mobile telecoms mast or equipment on the proposed site or adjacent to the proposed site. See ComReg Infrastructure Map below:




During the detailed design process further communication with the relevant mobile telecoms providers will be sought to review any possible impacts of the scheme on existing mobile telecommunication links and any mitigation measures that may be necessary.

## 1.6 Public Street Lighting

There are existing Dublin City Council public lighting columns along Dolphin's Barn Street adjacent to the proposed site. It is envisaged that there may need to be some relocations of one or more of these existing fittings to facilitate the proposed scheme.




Any works to the existing public lighting installation will be carried out fully in conjunction and in agreement with Dublin City Council Public Lighting Department.