D001 – Kilcock West

Site Utilities Report

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DOCUMENT CONTROL & HISTORY

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1 INTRODUCTION

The following sets out the high-level description of the site services incoming to serve the future site.

2 SITE DESCRIPTION

The proposed development (30,839 sq.m GFA) will consist of the demolition of a detached, vacant cottage (gfa 69sq.m) and the construction of 272 residential units (149 no. houses, 65 apartments and 58 duplexes), childcare facility and foul pumping station along with associated ancillary works and site works.

The 149 no. dwellings consist of:

- 40 no. 4 bed 2 storey houses (House Type A1, A2, A3, A4, A5)
- 8 no. 4 bed 3 storey houses (House Type E1, E2)
- 90 no. 3 bed 2 storey houses (House Type B1, B2, B3, C1, C2)
- 11 no. 2 bed 2 storey houses (House Type D)

The proposed apartments and duplexes are provided in 7 no. blocks (Blocks A, B, C, D, E, F, G) ranging in height from 3 to 4 storeys, with the exception of 1no. Duplex Block (Type N1), which is a 3 storey, end of terrace unit. Block A and Block B containing Rooftop terraces at 3rd floor level.

The Duplex Blocks (Type J1, Type, J2, Type J3, Type J4, Type K1, Type L1, Type M1, Type N1) are all 3-storey and contain 58 units divided as follows:

1. 6no. 1 bed ground floor apartment units
2. 23no. 2 bed ground floor apartment units
3. 1no. 2 bed duplex unit (two-storey unit)
4. 25no. 3 bed duplex units (two-storey units)
5. 3no. 4 bed duplex units (two-storey units)

The 65 apartments are located within Blocks A, B, C and D divided as follows:

6. 17no. 1 bed units (Type F1, Type F2, Type F3, Type F5, Type F5, Type F6)
7. 37no. 2 bed units (Type G1, Type G2, Type G3, Type G4, Type G5-A, Type G5-B, Type G6, Type G7, Type G8)
8. 11no. 3 bed units (Type H1, Type H2)

Block D also contains a childcare facility (gfa.526.2 sqm) and includes a dedicated outdoor play area (about 210 sq.m).

Ancillary works including 2 no. vehicular entrances off the R148 to the north and west, a spine road which will link with the permitted spine road on the adjoining lands to the south-east under PL09.306826, internal roads, footpaths, cycle lanes, car parking (465 no. spaces), cycle storage/parking (426 no. spaces), 2 no. bus stops, bin storage, public open space, hard and soft landscaping, natural play area, play equipment, boundary treatments, public lighting, 3 no. substations (14sq.m each) and controlled pedestrian crossing on the R148.

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All associated site and infrastructural works including underground wastewater pump station (a wetwell); welfare building 6.25sqm and 3m in height; 472m of 125mm OD rising main and 250m of gravity sewer along the R148; an underground emergency storage tank, capacity 230 m3 approx.; above ground lifting gantry; valve and flowmeter chambers; a chemical dosing facility for odour control; Passive Carbon Unit; Kiosks; above ground surge vessel (<13 m3); Landscaping, fencing and access off the R148. The proposed development includes all necessary ancillary pipework and manholes, diversion of existing utilities; new power supply and water connection for the pump station, ducting, mechanical and electrical services, plant, instrumentation, automation, controls and equipment. It also includes all associated site development works, hardstanding areas and access and site drainage. The proposed development includes works on lands owned by Kildare County Council to facilitate access and drainage infrastructure.



Figure 1: Proposed Site Plan Architect PBA P101A

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(Note: The description of utility services to the development as outlined below is subject to utility applications being completed and final design from each service provider issued).

3 GAS

No gas connection is currently proposed for the site.

4 ELECTRICITY

Provision for 8No 125mm red MV ducts will be provided at the site entrance. ESB services will be brought from the site entrance and terminate in the ESB sub-stations within the proposed development. The unit subs will be centrally located to the surrounding areas to limit ESB runs. All cables will run underground in ducts.

5 EIR

Provision for 2No 100mm communication ducts has been installed at the site entrance and will be distributed within the proposed development. Eir services will comprise of JB4 chambers and underground ducting.

6 VIRGIN MEDIA

Provision for 2No 100mm communication ducts has been installed at the site entrance and will be distributed within the proposed development. VM services comprise of FW3 chambers, Node cabinets and ducting. Node cabinets are required to amplify the signal within the development. All cables will run underground in ducts.

7 TELECOMMUNICATION CHANNELS

As part of the design process the impact of the development on any major telecommunications links has also been considered.

Microwave links used by the telecoms companies use direct “line-of-sight” to connect from one point to another, so if a tall building is placed along that line it could block the signal path. In the case of the proposed development, buildings are positioned outside the direct line-of-site, there is no existing telecommunication equipment immediately adjacent the site and therefore this matter is not considered to pose a risk.

There are two types of links, the main trunk routes which typically use tall masts and high sites to avoid obstructions, and the smaller mini-links that connect from one mobile phone site to another and are at lower levels.

It is more likely that buildings would interfere with a mini-link, but this wouldn’t be regarded as an “important telecommunication channel” as it can be re-directed and an alternative route found.

The most likely interference with a main microwave link would be in the city where there are a smaller number of tall masts operating.

It is in consideration of the above, we are satisfied that the proposal allows for the retention of telecommunications channels

8 SITE LIGHTING

Proposed scheme comprises light poles installed along main access roads. The scheme is designed to provide

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adequate illumination in compliance with relevant standards and planning recommendations.

Lighting within the public road area to be taken in charge by KCC is to be powered from unmetered ESB supply via a new lighting mini-pillar to meet KCC specification.

All cables will run underground in ducts.

Also refer to Sabre Outdoor Lighting Design report.

9 Conclusion

Based on the initial review, there is sufficient utility infrastructure in the area for the proposed Kilcock West Residential Development.

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