



Utility Report

Ballymastone Phase 3, Donabate, Co. Dublin

Glenveagh Homes Ltd



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1. Introduction

This report was produced to accompany a planning application and outlines the potential strategies and considerations to be taken with regards to utility infrastructure requirements to adequately serve the proposed development. Glenveagh Homes Ltd are applying for planning permission to develop a site within townlands of Ballymastone, Ballalease North & Portrane Demesne and represents Phase 3 of a wider development of the Ballymastone Lands (as identified in the Donabate Local Area Plan 2016 (as extended)) and is a continuation of Phase 1 and Phase 2 of the Masterplan lands (permitted under LRD0008/S3 & ABP Ref. 315288 and LRD0039/S3 & ABP Ref. 320885 respectively). The proposed development will consist of the construction of a residential development, which represents Phase 3 of the wider development of the Ballymastone Lands, ranging in height from 2- to 6-storeys, to accommodate 398 no. residential dwellings (including a mix of apartments, duplexes and houses), private amenity space, a crèche (c. 646sq.m), and a community space (c. 100sq.m). The site will accommodate 316 no. car parking spaces in total (comprised of 288 no. residential spaces, 10 no. spaces for the proposed crèche/community space, 6 no. EV charging spaces including accessible spaces, and 12 no. spaces ducted for future provision), 1,619 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services (including water, wastewater, electricity and telecommunications) and plant areas. Landscaping will include communal amenity areas, SuDS features, and significant public open space (c. 15.3% of the net site) including outdoor exercise and play equipment.

A preliminary investigation has been carried out in order to establish the availability of services in the vicinity of the proposed development as outlined in the following sections. Utility provider infrastructure shall typically connect into existing service provider infrastructure networks where available as necessary. Prior to any alterations taking place agreement will be sought from each of the relevant utility providers. Maps of existing infrastructure in the vicinity of the proposed development have been sought for each of the utility providers and provided in this report where available. Each utility provider will subsequently carry out a design including drawing upon receipt of a full application.

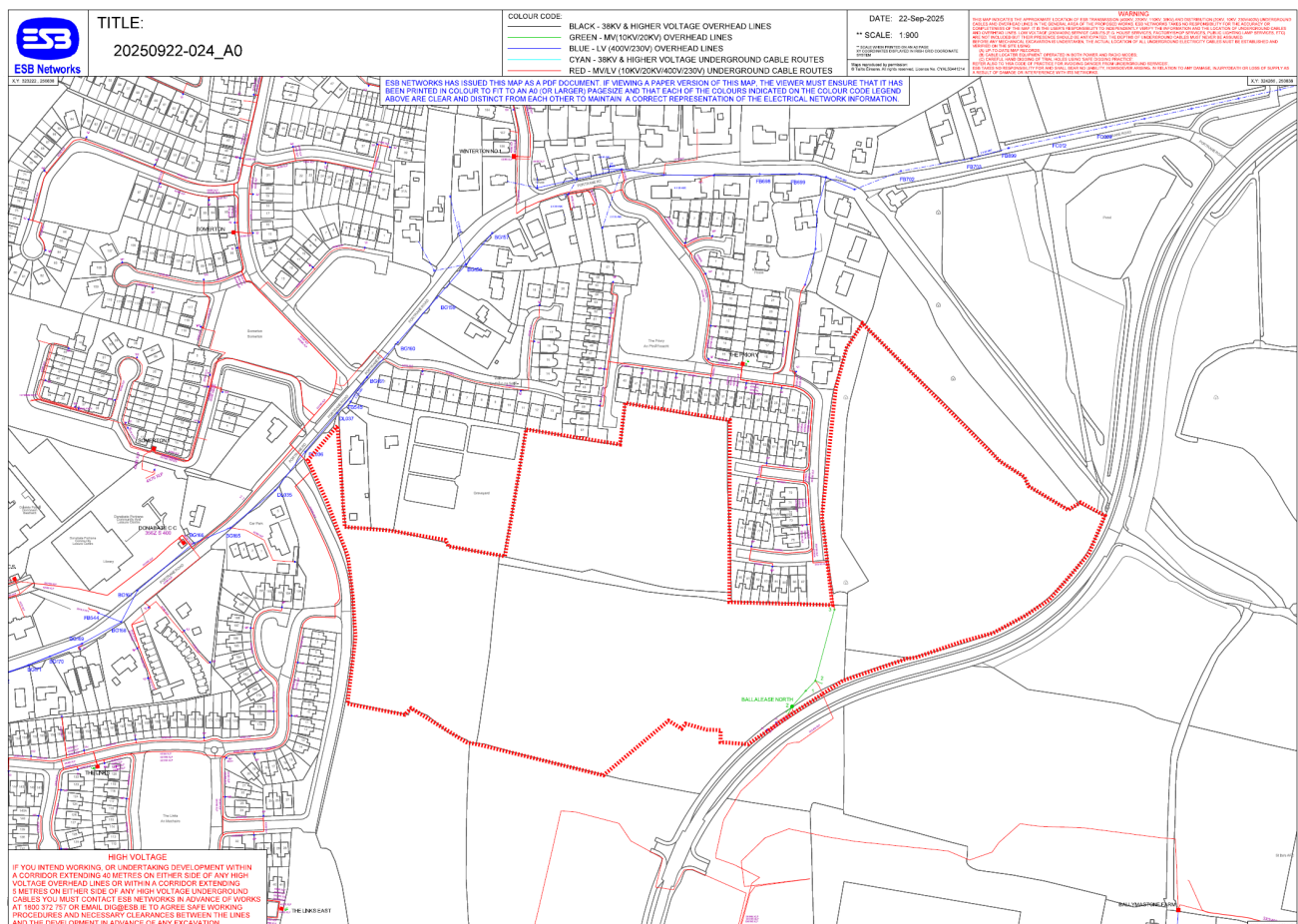
All utility provider service cables associated with the proposed development shall be located underground where possible. Ducting will be provided to facilitate the provision of broadband infrastructure. All underground chambers shall be suitably traffic rated for the location in which it is intended that they are installed.

2. ESB Networks

ESB networks are the sole operators responsible for the electricity distribution network. There is existing Electricity Supply Board Networks (ESBN) medium voltage infrastructure on the site, in the form of overhead 10/20kV cables (indicated in green) and underground 10/20kV/400V/230V cables (indicated in red) on the ESN map at Figure 1 below. An application has been formally submitted to ESNB to divert the overhead lines on the site.

From preliminary investigation and consultation with ESNB it is envisaged that new electricity ducting will tie into an existing substations from Ballymastone Phase 2 to service the new development. It is anticipated that four new plinth mounted ESNB unit substations will be sufficient to service the proposed developments electricity demands. The ESB unit substations in turn will serve a network of minipillars and underground vaults strategically located around the development within footpaths where possible. Individual meters which will be housed in cabinets located on end gable walls of dwelling houses & duplexes where space permits, or on nib walls in terrace dwelling scenarios, will be fed from the minipillars. Apartments will have centralised metering housed within dedicated electrical cupboards located internally within the common area of each block, also served by the minipillar infrastructure.

Figure 1 Existing ESB Services

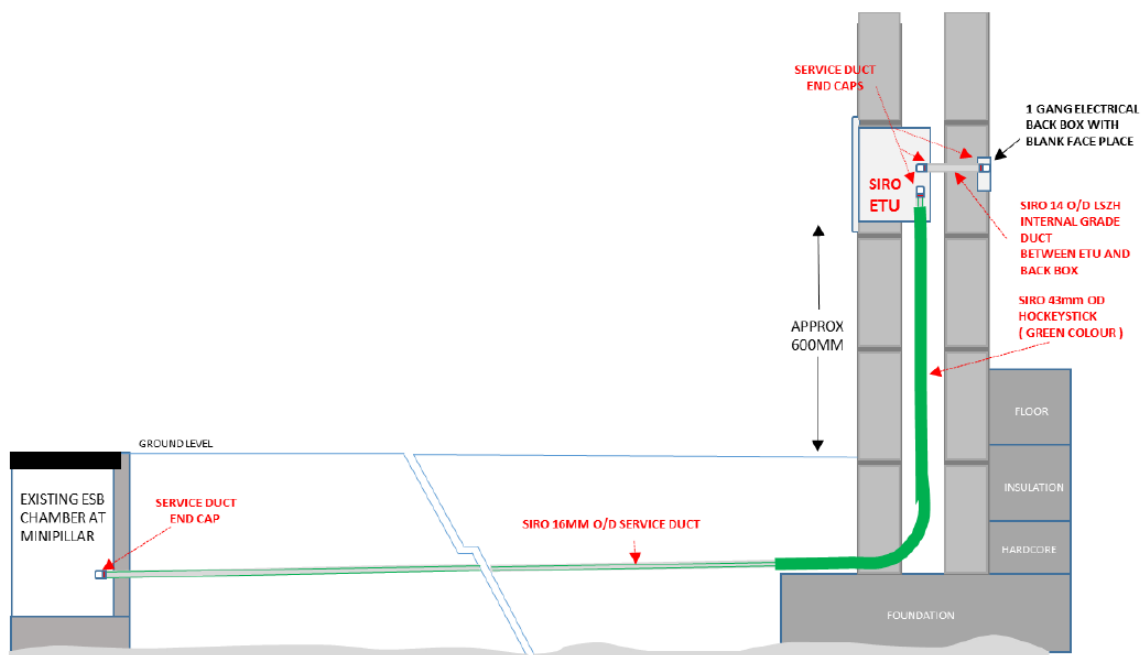


3. SIRO

SIRO are a telecommunications company joint venture between Vodafone and the ESB that provide broadband through fibre-optic cables which run alongside existing electricity services, all the way to a building to provide a fibre-to-the-home service. The images below shows the typical installation to the dwelling ETU.

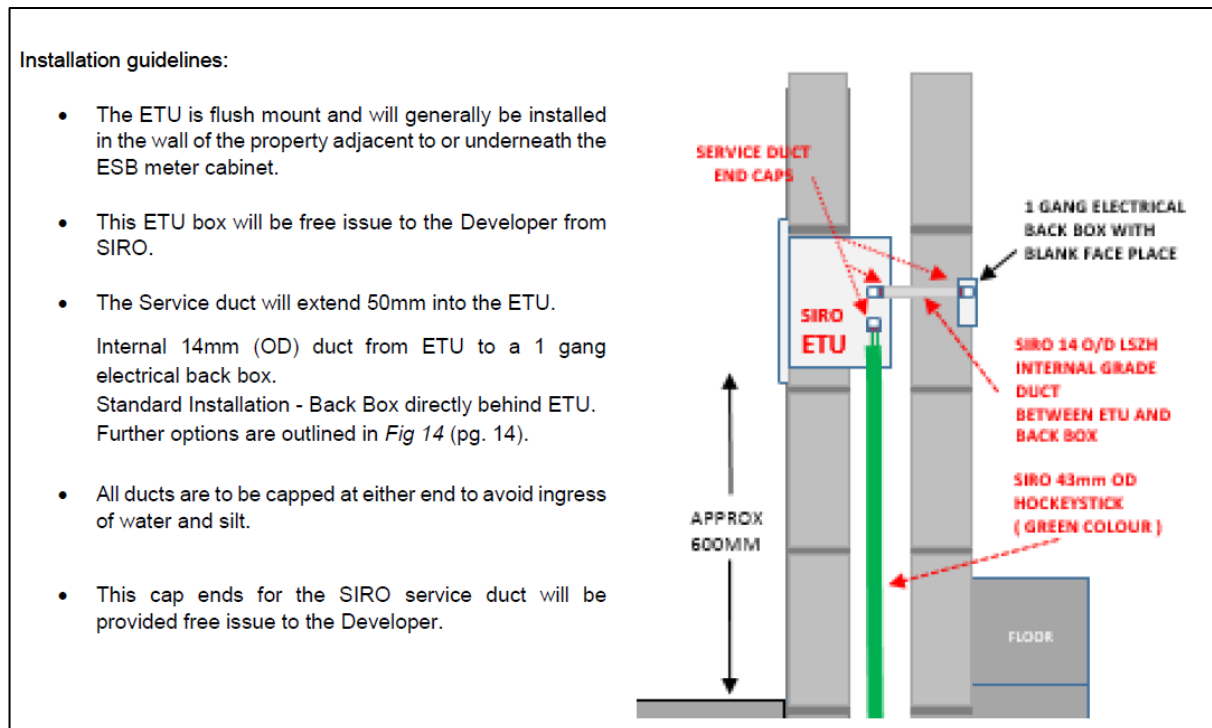
There is SIRO infrastructure adjacent to the site, which will be brought onto site to supply all parts of the development. All works will be carried out in accordance with SIRO engineering standards and relevant health, safety, and environmental regulations. The purpose of this connection is to ensure seamless integration of services, provide continuous network coverage, and enable the extension of high-speed fibre broadband to the Ballymastone Phase 3 area. From initial consultation with SIRO they have confirmed that at present they do not have a service in the locality. SIRO is delivered for the most part through the ESB networks infrastructure all the way to the ESB minipillars and underground vaults. Individual external termination units would be located on end gable walls of dwelling houses where space permits, or on nib walls in terrace dwelling scenarios, which would be fed via designated service ducts from the ESB minipillars. Apartments would have centralised incoming services and equipment as required housed within dedicated communications cupboards located internally within the common area of each block, also served via designated service ducts from the ESB minipillar infrastructure.

Figure 2 Typical installation to the dwelling ETU



A double electrical socket is required at the rear of the ETU to power fibre equipment. It is possible to locate the fibre equipment in an internal comms location with prior agreement with Siro.

Figure 3 Typical installation to the dwelling ETU



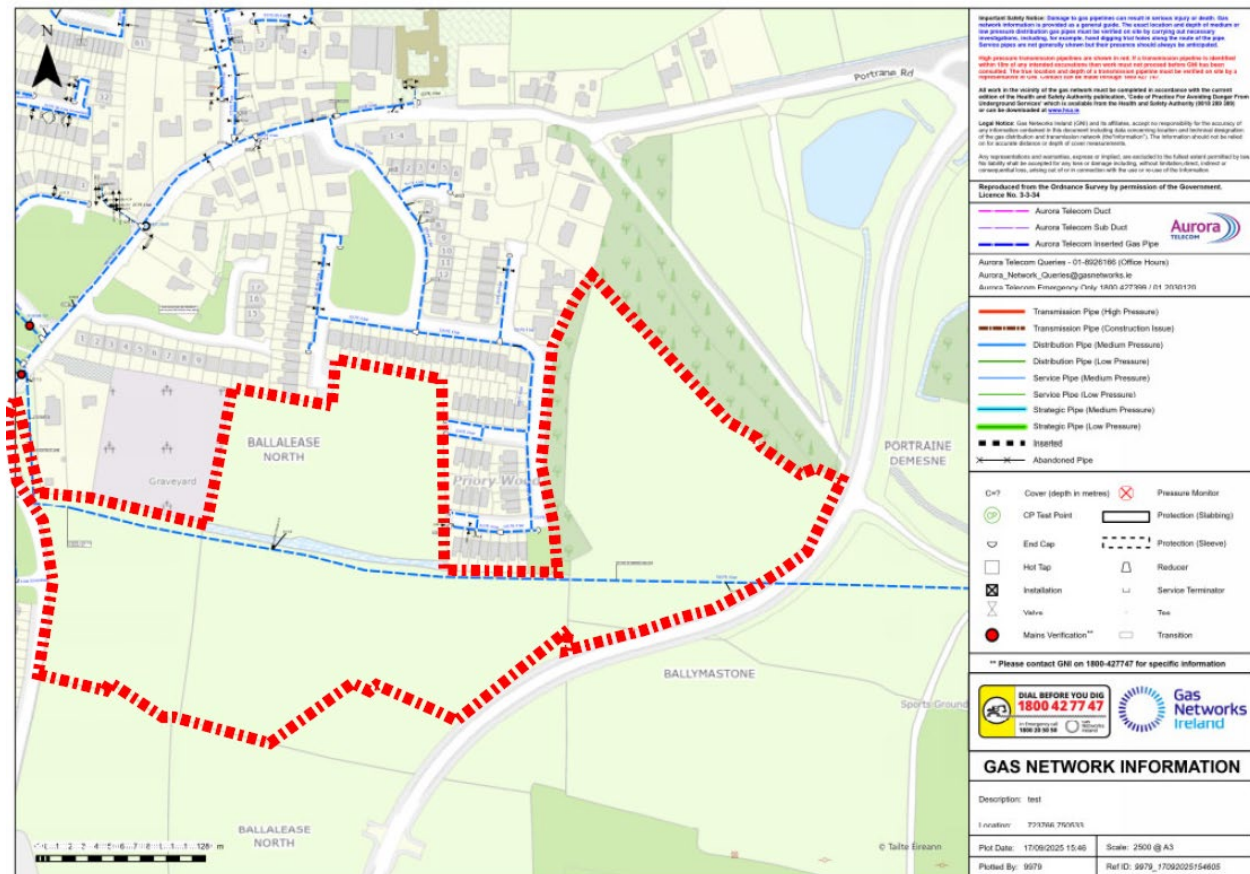
4. Gas Networks Ireland

Gas Networks Ireland are responsible for the delivery of the natural gas network. There is existing natural gas infrastructure on the site in the form of a underground (UG) medium pressure Gas Networks Ireland (GNI) gas main. Refer to Figure 4 below.

A preliminary consultation with GNI has established that a natural gas service is currently available in the locality. The development does not require a supply of natural gas for any of the proposed buildings. No new supply will be taken onto the site as part of the development.

An application has been formally submitted to GNI to divert the natural gas on the site.

Figure 4 Existing Gas Services



5. Street Lighting

LED street lighting is proposed throughout the development typically mounted on 6m steel columns lighting to light up the roadways and pedestrian paths. The columns proposed to be stepped tubular columns. The design criteria applied to the proposed street lighting installation shall be in accordance with BS 5489-1:2020 'Code of practice for the design of road lighting - Lighting of roads and public amenity areas' & NSAI EN I.S. 13201-2:2015 'Road Lighting Performance Requirements'

The proposed 6-meter column with post top luminaires will illuminate the secondary roadways, pathways, cycle routes and parks to achieve an average illumination level of 5-7.5 lux and minimum of 1 lux as per FCC specification, IS EN 13201 and BS 5489. The photometric curve for the proposed LED luminaire indicates how the light output is directed downwards with no risk of "Sky Glow". The anticipated impact of the new public infrastructure would be considered not significant due to the adherence to Fingal County Council requirements in relation to limiting Sky Glow and automatic switch off in relation to daylight levels. The duration and frequency of the works to construct the new installation would be over a period of months completed in phases.