

The OCSC logo is positioned in the upper left quadrant. The background of the entire page features a large, semi-circular architectural line drawing of a city street scene, rendered in a light blue color. The drawing shows various buildings, streets, and a river or canal winding through the city.

OCSC

O'CONNOR · SUTTON · CRONIN
MULTIDISCIPLINARY CONSULTING ENGINEERS

G531: CABRA PBSA

UTILITIES REPORT

For
R & D Developments Limited (in Receivership), Grant Thornton
27 November 2025

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DOCUMENT CONTROL & HISTORY

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1 INTRODUCTION

This report provides an overview of the existing utility services within or adjacent to the subject site and outlines the strategy for new services required as part of the development.

In general the site remains largely devoid of services with standard LV and comms connections within the site boundary. Major disconnection/relocation of existing services within the area should not be required to facilitate the construction of the proposed new student residence scheme.



Figure 1.1: Site Map

2 PROJECT DESCRIPTION

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former 'Matts of Cabra' public house and associated structures (approx. 376.55 sqm).
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4-6 storeys;
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels;
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm);
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassagh Avenue;
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary;
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces);
- h) Vehicular access to be provided from Fassagh Avenue;
- i) 1 no. accessible car parking space proposed within the site;
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal store room, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.

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3 ESB INFRASTRUCTURE

The below ESB infrastructure map indicates existing ESB services present on the site.

Refer to Figure 2.1 below, there is existing ESB substation present on the site. It is proposed to relocate the existing substation to allow construction of the new purpose-built student accommodation development.

It's been pre-discussed with ESB and to be finalised on site.

Refer Figure 2.1 below, there is an existing ESB underground connection on site. The new proposed development will require an ESB substation so the existing connection will need to be removed and/or upgraded to serve the new development. Once planning is granted and the addresses registered with the council, a new application to secure this new supply will be made.

All proposed design to be agreed with ESB Networks.

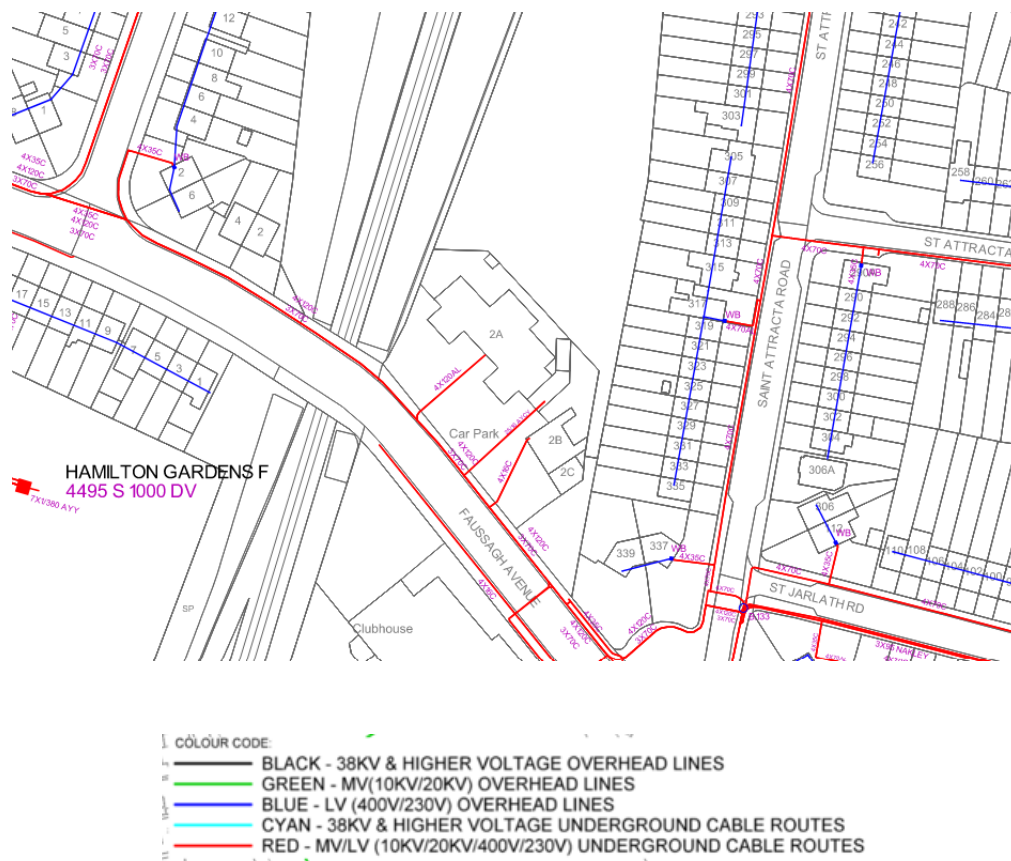


Figure 2.1: Existing ESB Networks Map

Site visits have identified additional cabling on site not currently recorded on the ESB drawings so further investigations on this are required.

4 GAS INFRASTRUCTURE

There is a capped gas pipe that runs along the boundary of the site and into the adjacent funeral home.

Gas services are not planned for the development. Space heating and hot water is to be provided by electrically powered air source heat pumps.

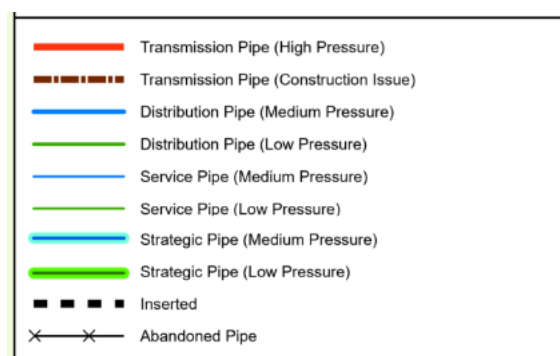


Figure 3.1.: Existing Gas Network

5 TELECOMS – EIR

The EIR infrastructure map shows a telecom network local to the proposed site.

It is proposed to install a new EIR network to the site which will provide fibre broadband services to the development.

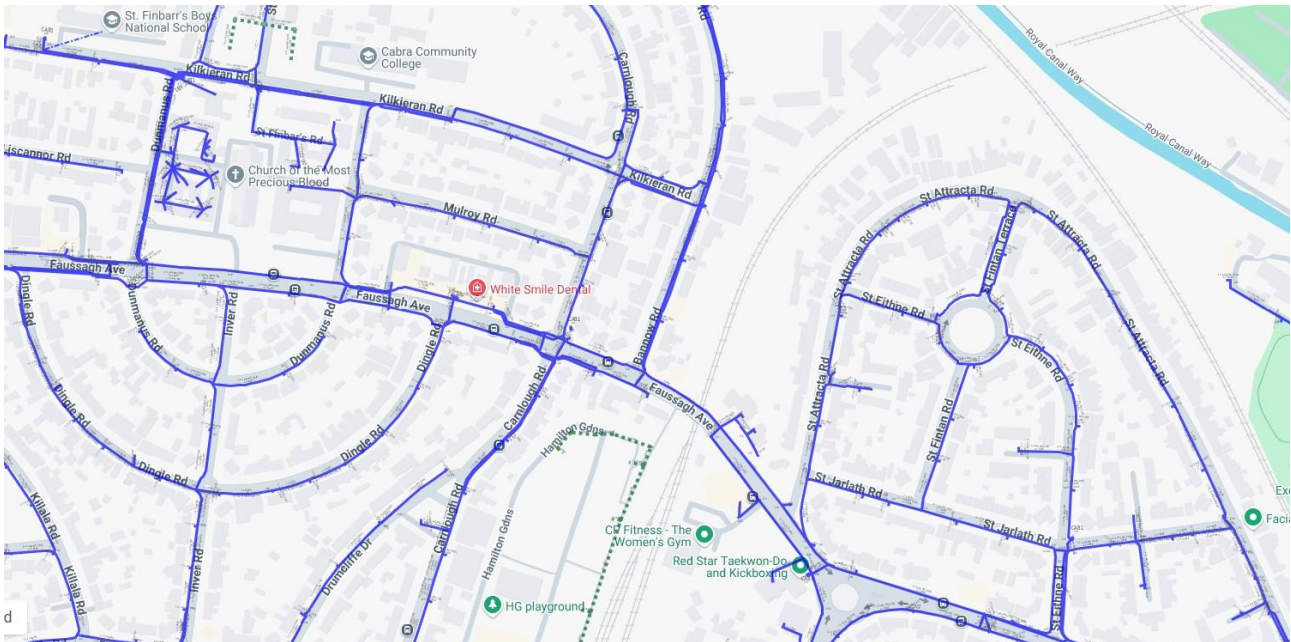


Figure 4.1: Existing EIR Network

6 TELECOMS – VIRGIN MEDIA

There is currently no Virgin Media service on the site but it is available in the area and can provide internet connection speeds up to 1GB.

It is proposed to install a new Virgin Media network to the site which will provide alternative internet and TV services.

7 EV CHARGING INFRASTRUCTURE

Infrastructure will be installed to the development for electric vehicle charging in compliance with Technical Guidance Document L – Conservation of Fuel and Energy – Dwellings (2022) & Dublin City Council requirements.

There will be EV charging ducting infrastructure provided to the development for the 1No. parking space within the development and will consist of a 7kW pedestal mounted charger.

The complete EV infrastructure will be installed in accordance with the National Rules for Electrical Installations I.S. 10101:2020.

As part of the design process, the impact of the development on major telecommunications links has been considered. Using the information provided by the Comreg site viewer website we have been able to identify the location of all mobile network telecommunication masts. It is evident from the map below that there are no existing telecommunication masts and associated equipment immediately on site.

Refer also to the accompanying Telecommunications Impact Assessment report which established that the proposed development will not impact on any telecom channels and not mitigation measures are required.

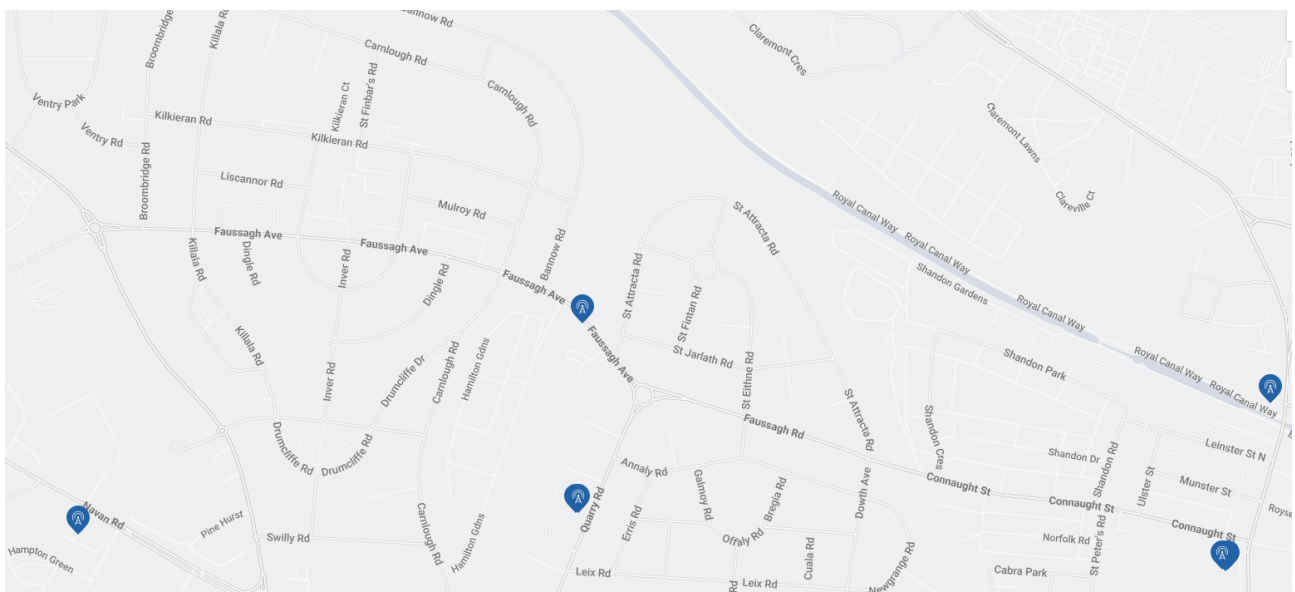


Figure 7.1: Existing Telecom Masts near the development site

9 PUBLIC LIGHTING

Public Lighting strategy for the proposed development has been detailed in G531-OCSC-XX-XX-RP-E-0001, Site Lighting Report.

10 VERIFICATION

This report was compiled and verified by:

Brian Farrington

Director

O'Connor Sutton Cronin & Associates



APPENDIX A – RECORD DRAWINGS



TITLE: 20250127-072_A3

COLOUR CODE:

BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES
 GREEN - MV(10KV/20KV) OVERHEAD LINES
 BLUE - LV (400V/230V) OVERHEAD LINES
 CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
 RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

DATE: 27-Jan-2025

**** SCALE: 1:800**

** SCALE WHEN PRINTED ON AN A3 PAGE
XY COORDINATES DISPLAYED IN IRISH GRID COORDINATE SYSTEM

Maps reproduced by permission: Ordnance Survey Ireland Licence No. EN0023719-24, Copyright Ordnance Survey Ireland Government of Ireland

X,Y: 313700 , 236565

ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A3 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN A CORRECT REPRESENTATION OF THE ELECTRICAL NETWORK INFORMATION.

X,Y: 314026 , 236565

CARNLOUGH ROAD
280 S 400

HAMILTON GARDENS F
4495 S 1000 DV

HIGH VOLTAGE

IF YOU INTEND WORKING, OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE UNDERGROUND CABLES YOU MUST CONTACT ESB NETWORKS IN ADVANCE OF WORKS AT 1800 372 757 OR EMAIL [DIG@ESB.IE](mailto:dig@esb.ie) TO AGREE SAFE WORKING PROCEDURES AND NECESSARY CLEARANCES BETWEEN THE LINES AND THE DEVELOPMENT IN ADVANCE OF ANY EXCAVATION.

X.Y: 314026 . 236371

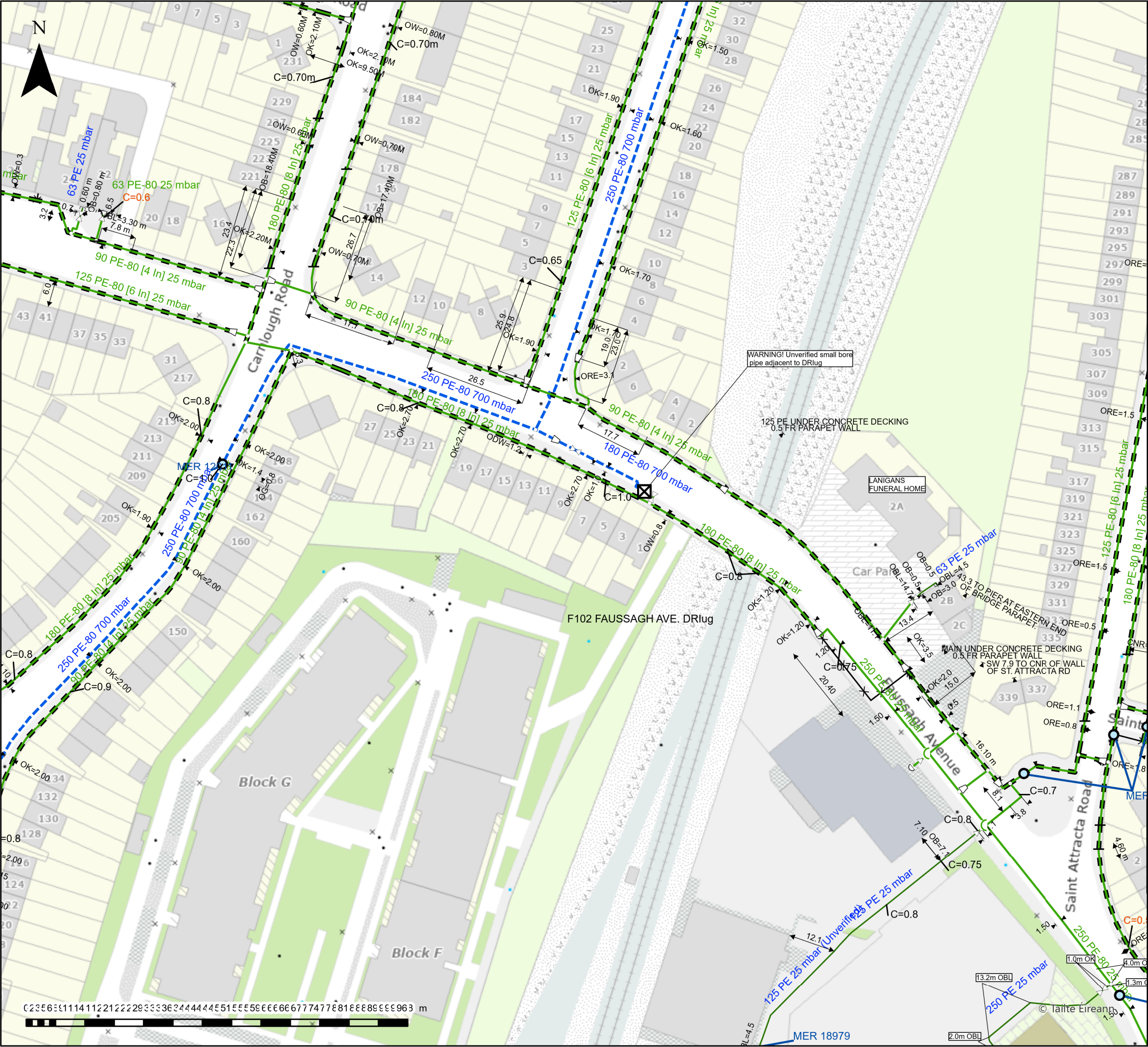
WARNING

THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS THE USER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY THE INFORMATION AND THE LOCATION OF UNDERGROUND CABLES AND OVERHEAD LINES. LOW VOLTAGE (230V/400V) SERVICE CABLES (E.G. HOUSE SERVICES, FACTORY/SHOP SERVICES, PUBLIC LIGHTING LAMP SERVICES, ETC) ARE NOT INCLUDED BUT THEIR PRESENCE SHOULD BE ANTICIPATED. THE DEPTHS OF UNDERGROUND CABLES MUST NEVER BE ASSUMED. BEFORE ANY MECHANICAL EXCAVATION IS UNDERTAKEN, THE ACTUAL LOCATION OF ALL UNDERGROUND ELECTRICITY CABLES MUST BE ESTABLISHED AND VERIFIED ON THE SITE USING:

(A) UP-TO-DATE MAP RECORDS;
(B) CABLE LOCATOR EQUIPMENT OPERATED IN BOTH POWER AND RADIO MODES;
(C) CAREFUL HAND DIGGING OF TRIAL HOLES USING 'SAFE DIGGING PRACTICE'.

REFER ALSO TO 'HSA CODE OF PRACTICE FOR AVOIDING DANGER FROM UNDERGROUND SERVICES'.

ESB TAKES NO RESPONSIBILITY FOR AND SHALL BEAR NO LIABILITY, HOWSOEVER ARISING, IN RELATION TO ANY DAMAGE, INJURY/DEATH OR LOSS OF SUPPLY AS A RESULT OF DAMAGE OR INTERFERENCE WITH ITS NETWORKS.



Important Safety Notice: Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (0818 289 389) or can be downloaded at www.hsa.ie.

Legal Notice: Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the 'Information'). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

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Aurora Telecom Duct

Aurora Telecom Sub Duct

Aurora Telecom Inserted Gas Pipe

Aurora Telecom Queries - 01-8926166 (Office Hours)

Aurora_Network_Queries@gasnetworks.ie

Aurora Telecom Emergency Only 1800 427399 / 01 2030120

Transmission Pipe (High Pressure)

Transmission Pipe (Construction Issue)

Distribution Pipe (Medium Pressure)

Distribution Pipe (Low Pressure)

Service Pipe (Medium Pressure)

Service Pipe (Low Pressure)

Strategic Pipe (Medium Pressure)

Strategic Pipe (Low Pressure)

Inserted

Abandoned Pipe

C=?

Cover (depth in metres)

Pressure Monitor

CP

CP Test Point

Protection (Slabbing)

End Cap

Protection (Sleeve)

Hot Tap

Reducer

Installation

Service Terminator

Valve

Tee

Mains Verification**

Transition

**** Please contact GNI on 1800-427747 for specific information**

DIAL BEFORE YOU DIG

1800 427 747

In Emergency call 1800 20 50 50

Gas Networks Ireland

GAS NETWORK INFORMATION

Description: test

Location: 713747,736472

Plot Date: 11/02/2025 16:47

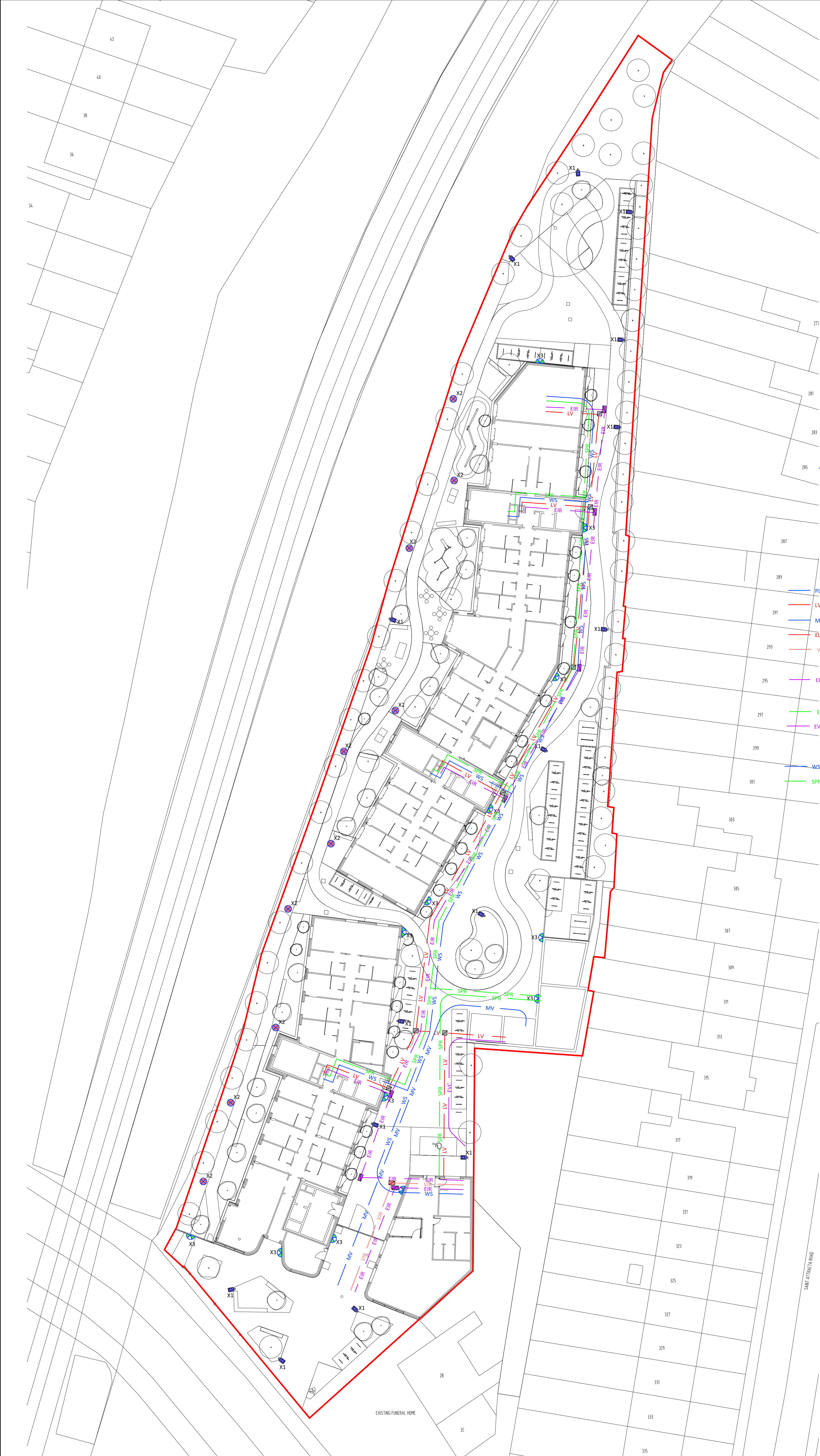
Scale: 1000 @ A3

Plotted By: 8949

Ref ID: 8949_11022025164750

C2356511141122122229333362444445155556666667777788188889999963 m

APPENDIX B – PROPOSED SITE SERVICES LAYOUTS



MECHANICAL DRAWING NOTES:

1. FOR SYMBOLS & ABBREVIATIONS SEE DETAIL SHEETS.
2. EXISTING & NEW WATER MAIN INCLUDING FIRE HYDRANT LOCATIONS ARE SHOWN ON STRUCTURAL ENGINEERS DRAWINGS BY MAIN CONTRACTOR.
3. CONNECTION TO THE LOCAL AUTHORITY WATER &/OR GAS MAIN SHALL BE MADE BY OTHERS. THE MECHANICAL CONTRACTOR SHALL ALLOW FOR MAKING A CONNECTION TO SAME.
4. THRUST BLOCKS SHALL BE PROVIDED BY THE MAIN CONTRACTOR AT EVERY CHANGE OF DIRECTION OR LEVEL OF EXTERNAL M.W.S. PIPEWORK.
5. UNDERGROUND MAINS WATER PIPEWORK SHALL HAVE A MINIMUM COVER OF 1000mm & NOT GREATER THAN 1350mm.
6. UNDERGROUND GAS PIPEWORK SHALL HAVE A MINIMUM COVER OF 1000mm & NOT GREATER THAN 1350mm.
7. UNDERGROUND DIESEL PIPEWORK SHALL HAVE A MINIMUM COVER OF 750mm & NOT GREATER THAN 1350mm. PIPEWORK TO BE WRAPPED WITH DENSO TAPE.
8. THE CONTRACTOR SHALL ENSURE THAT ADEQUATE PROVISIONS ARE MADE ON THE WATER MAIN TO FACILITATE CHLORINATION & SWABBING & SHOULD BE CHECKED WITH THE LOCAL AUTHORITY PRIOR TO THE INSTALLATION OF THE MAIN.
9. WHERE DEPTH OF COVER OF WATER MAIN IS NOT SUFFICIENT, PIPE IS TO BE ENCASED IN 150mm OF CONCRETE.
- 10.FOR SCHEDULES OF EQUIPMENT SEE SPECIFICATION.
11. THE COMPLETE INSTALLATION TO BE CO-ORDINATED WITH ALL OTHER SERVICES.

ELECTRICAL DRAWING NOTES:

12. DUCTING SHALL COMPLY WITH BS EN 50086-1-2-3-4 LATEST EDITION & SHALL BE SINGLE WALL, COLOURED RED & MANUFACTURED FROM HIGH DENSITY POLYETHYLENE. THE NOMINAL EXTERNAL DIAMETER OF THE DUCT SHALL BE 107mm WITH A MINIMAL WALL THICKNESS OF 5mm. EACH LENGTH OF DUCT SHALL BE STAMPED WITH THE WORDS "PUBLIC LIGHTING", OR ALTERNATIVELY, "STREET LIGHTING", IN 18mm BLACK LETTERING AT 0 DEGREES, AT ONE METRE INTERVALS. DUCT SHALL BE LAID WITH THIS LEGEND FACING UPWARDS. DUCT SHALL BE LAID IN A STRAIGHT LINE CLOSE TO THE LINE OF THE COLUMN LOCATIONS & SHALL CONTAIN A CONTINUOUS DRAW WIRE OF 8KN STRENGTH.
13. A MINIMUM DEPTH OF 450mm COVER IS REQUIRED IN URBAN PATHWAYS & A MINIMUM OF 600mm COVER IS REQUIRED FOR GRASS MARGINS, PEDESTRIAN WAYS, LANEWAYS & GATEWAY ENTRANCES & A MINIMUM DEPTH OF 750mm IS REQUIRED AT ROAD CROSSINGS OR IN CARRIAGEWAYS.
14. ALL EQUIPMENT TO BE SUITABLY IP RATED FOR THE ENVIRONMENT THEY ARE BEING INSTALLED.

LIGHTING SYMBOLS:

- X1 COLUMN MOUNTED LIGHT
EN94ITEKA - WALL-MOUNTED FLOODLIGHT - NEUTRAL WHITE - A60
ASYMMETRICAL OPTIC - 28.8W 2950LM - 4000K H=4000
- X2 BOLLARD LIGHT
96262143-D-CO BOLLARD / D-CO LED BOLLARD 1000 30L50 840 CL2
CON- 14W- 4000K-583LM
- X3 WALL MOUNTED LIGHT
AREELEDWLD REEF CCT DIRECTIONAL WALL LIGHT BLACK OPTIC- 5W
- 430LM- 4000K H=2600
- X4 CATENARY LIGHTING

ELECTRICAL SERVICES SYMBOLS

- SINGLE ELECTRICAL VEHICLE CHARGING SOCKET OUTLET
- TWIN ELECTRICAL VEHICLE CHARGING SOCKET OUTLET
- MP ESB MINI PILLAR
- PLMP PUBLIC LIGHTING MINI PILLAR
- 600x600mm CABLE DRAW PIT / MANHOLE
- PL 110mmØ PUBLIC LIGHTING DUCT
- LV LV CABLE DUCTING (SIZES AS INDICATED)
- MV MEDIUM VOLTAGE CABLE
- ELV ELV CABLE DUCTING (SIZES AS INDICATED)
- VIR 110mmØ VIRGIN MEDIA DUCTING
- VIRGIN MEDIA DRAWPIT (511x781mm)
- EIR 110mmØ EIR DUCTING
- EIR JB4 DRAWPIT (450x900mm)
- ESB ESB NETWORK 10/20KV CABLING
- EVC ELECTRIC VEHICLE CHARGER DUCT

MECHANICAL SYMBOLS

- WS HOT & COLD WATER SERVICES
- SPR SPRINKLER SERVICES

- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DESIGN TEAM DRAWINGS AND SPECIFICATIONS.
- FOR SETTING OUT REFER TO ARCHITECT'S DRAWINGS. DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.
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P01	28.07.25	SUITABLE FOR PLANNING.	C.T.	B.F.



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CABRA, DUBLIN

Title: MECHANICAL & ELECTRICAL
PROPOSED COMBINED SITE SERVICES LAYOUT

Code	Originator	Zone	Level	Type	Role	Number	Status	Revision
G531	OCSC	XX	XX	DE	ME	0010	S3	P01

Date:11.07.25

Scale @ A1 1:250

Drn by:C.T.

Chkd by: H.K.

Aprvd by: B.F.



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