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Roscommon
County Council



The Hodson Bay
Waterfront Park Project
is co-funded by the
Government of Ireland
and the European
Union through the EU
Just Transition Fund

Hodson Bay

Utilities Report

JULY 2026

PREPARED FOR

Roscommon County Council

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Utilities Report

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1. Executive Summary

Civic MEP Ltd has undertaken a desk-based Utilities Assessment for the proposed Hodson Bay Waterfront Park redevelopment. The assessment has reviewed available statutory utility records and undertaken engagement with relevant utility providers to identify existing infrastructure constraints, potential diversion requirements, and servicing opportunities associated with the proposed development.

The proposed development comprises the redevelopment of the existing waterfront facilities, including a Water Sports Pavilion, Marina extension and redevelopment, café facilities, associated servicing infrastructure, and public realm improvements. The assessment considers the impact of the development on existing gas, water, wastewater, telecommunications and electricity networks.

At this stage, the site presents relatively few utility constraints. Existing utility infrastructure within the immediate development area is limited, and no significant issues have been identified that would be expected to prevent delivery of the proposed scheme. Further engagement with statutory undertakers will be required to confirm final connection arrangements, available network capacity, and any detailed diversion requirements.

Summary of Key Findings

Gas Infrastructure

Gas Networks Ireland (GNI) has confirmed that no recorded gas infrastructure exists within or in the immediate vicinity of the proposed development site. Accordingly, no gas diversions or disconnection works are anticipated. No new gas connections are currently proposed as part of the development.

Water Infrastructure

Uisce Éireann records indicate a water distribution main beneath L2020 Local Road and a single branch connection extending into the Hodson Bay Marina car park. No significant water main diversions are anticipated, although the existing branch connection may be retained and repurposed to serve the proposed Water Sports Pavilion, subject to agreement with Uisce Éireann. New potable water connections will be required for the proposed development.

Wastewater Infrastructure

No public wastewater network is recorded within or immediately adjacent to the site. Accordingly, no wastewater diversions are currently anticipated. The proposed development will require a new foul drainage strategy, with potential servicing options including connection to existing private wastewater infrastructure, subject to available capacity and third-party agreement, or provision of a standalone on-site wastewater treatment solution. The preferred approach will be determined following completion of ongoing consultations and engineering assessments.

Telecommunications

Telecommunications infrastructure operated by Eir is present within the wider area. The main telecommunications cable runs beneath the road adjacent to the buildings scheduled to be demolished and is expected to require diversion prior to work commencing on site. If the cable running adjacent to the site does require diversion, a new connection from this cable to site is expected to be required.

Electricity Infrastructure

Electricity represents the principal utility constraint to the development. Existing Electricity Supply Board records identify medium-voltage cables, overhead infrastructure and a pole-mounted transformer within the site boundary and within proximity to planned site demolitions. These assets are likely to require diversion, relocation, or incorporation into a wider network reinforcement strategy. Formal engagement with Electricity Supply Board will be required to determine diversion requirements, assess available network capacity, establish substation requirements, and identify associated programme and cost implications.

Conflict Summary

The following table summarises the key existing utility assets identified across all disciplines, their conflict status with the proposed Hodson Bay development, and the recommended action.

Discipline	Asset	Location	Risk	Action Required
Water	Connection Branch	Hodson Bay Marina car park	LOW	Confirm ownership, size and function with Uisce Éireann and determine suitability for reuse.
Wastewater	Potential private pumping station infrastructure	North of Hodson Bay Hotel	MEDIUM	Confirm ownership, capacity and connection opportunities through further investigation.
Telecoms	Underground cable	North of Hodson Bay Hotel	MEDIUM	Eir shall be formally notified due to underground cable within site boundary and close to planned demolitions.
Electricity	MV Line	North of Hodson Bay Hotel	MEDIUM	ESB shall be formally notified due to MV cable, overhead line and pole-mounted transformer within site boundary and close to planned demolitions.

Table 1: Conflict Summary Table

Statutory Providers Future Engagement Summary

The following engagement activities are recommended as the project progresses.

Discipline	Provider	Application Type	Provider Deliverables
Water	Uisce Éireann	Pre-development Enquiry	Confirmation of existing branch connection, preferred connection points, network capacity assessment and any reinforcement requirements.
Wastewater	Uisce Éireann	Pre-development Enquiry	Confirmation of available wastewater servicing options, network capacity assessment and preferred foul drainage strategy.
Electricity	ESB	Pre-development Enquiry	- Formal network capacity assessment. - Disconnection and diversion quotation. - Primary substation preferred location and design. - Programme and cost information.

Table 2: Statutory Provider Future Engagement Summary Table

2. Introduction

Hodson Bay Waterfront Proposed Re-design

The proposed development of the Water Sports Pavilion and Marina extension and redevelopment comprises the delivery of a high-quality, multifunctional waterfront facility that enhances the overall visitor experience at Hodson Bay Waterfront Park redevelopment. The pavilion is intended to support a range of water-based and land-based activities, providing essential amenities including café services, changing facilities, equipment storage, and indoor flexible spaces for community, wellness and event use. The design aims to integrate seamlessly with the surrounding landscape while improving accessibility, strengthening connectivity with the waterfront, and supporting year-round use.

The utility infrastructure strategy for the pavilion will be designed to accommodate its operational needs while safeguarding existing services across the site. Key considerations include ensuring adequate electrical capacity to support lighting, café operations and event functions, integrating sustainable drainage and water management systems and facilitating efficient servicing for food and beverage provision.

Purpose of this Report

Civic MEP Limited has been appointed to undertake a desk-based Utilities Assessment for the proposed Hodson Bay development. The purpose of this report is to provide the project team with an understanding of the existing utility infrastructure serving the site, identify any constraints that may affect development, and engage with statutory utility providers via pre-development enquiries to obtain a holistic understanding on the key conflicts, possible solutions, and future engagement.

Specifically, this assessment includes:

- A review of existing utility infrastructure within and surrounding the site, including electricity, gas, potable water, wastewater, and telecommunications networks.
- Identification of existing utility assets, easements, service corridors, diversion requirements, and potential utility constraints.
- Engagement with statutory utility providers via pre-development enquiries to obtain a holistic understanding on the key conflicts, possible solutions, and future engagement.

The findings presented in this report are based on desktop information obtained from statutory utility providers. This information is indicative only and should not be relied upon for the purposes of construction or excavation.

Civic MEP Limited strongly recommends that a Ground Penetrating Radar (GPR) survey is undertaken prior to any intrusive or ground-breaking works. This will help to verify the location of recorded services and identify any unrecorded infrastructure. Civic MEP Limited accepts no responsibility for the accuracy or completeness of the information provided by third parties.



Figure 1: Hodson Bay Proposed Design (June 2026)

3. Gas

3.1. Existing Infrastructure

The statutory gas provider for the region is Gas Network Ireland (GNI). GNI has been approached by Groundwise Seaches Ltd, on behalf of CIVIC, to understand the extent of existing gas infrastructure within vicinity of the site. GNI has confirmed that no recorded gas networks exist within or surrounding the site or adjacent main road.

3.2. Disconnections and Diversions

Based on CIVIC's desk-based assessment & GNI's confirmation, no gas services are expected beneath or within vicinity of the Hodson Bay proposal. Accordingly, no disconnection or diversion works are anticipated.

3.3. New Connections

No new gas connections are currently proposed for the development.

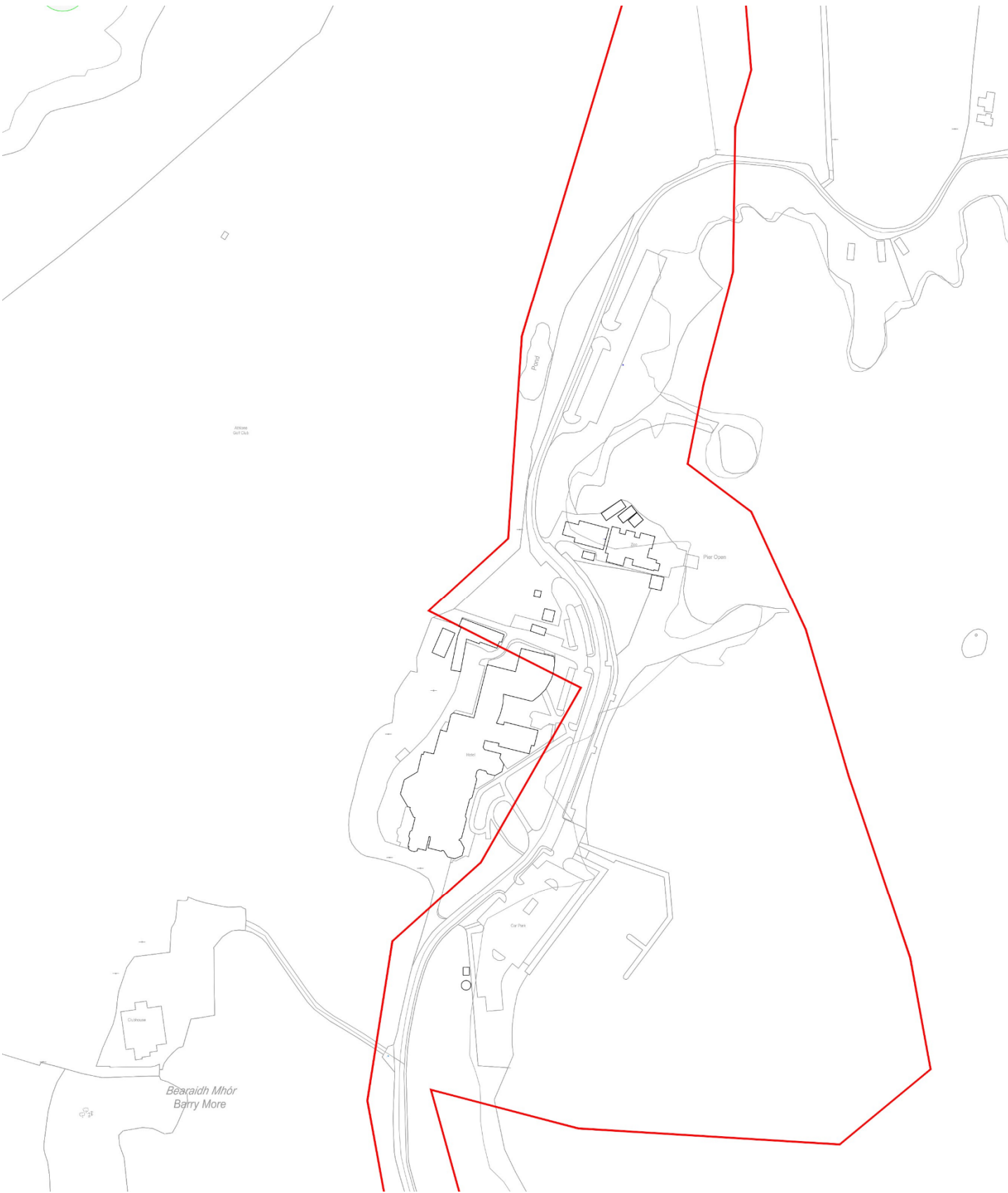


Figure 2: Gas Network Ireland's Existing Infrastructure

4. Water

4.1. Existing Infrastructure

The statutory water and wastewater service provider for the area is Uisce Éireann (UÉ). Existing water infrastructure records for the site and surrounding area were obtained by Groundwise Searches Ltd. on behalf of CIVIC and subsequently reviewed. The findings are summarised below. Figure 3: Uisce Éireann Existing Water Infrastructure illustrates the existing UÉ water infrastructure within and surrounding the proposed Hodson Bay development.

Based on the UÉ utility records reviewed, the following water mains are recorded within or in proximity to the site:

- A uPVC water distribution main comprising sections of 150mmØ, 100mmØ and 50mmØ is recorded beneath L2020 Local Road, serving adjacent properties and fire hydrants.
- No existing water mains are recorded east of the uPVC main beneath L2020 Local Road, with the exception of a single branch connection extending into the Hodson Bay Marina car park. The size and function of this connection are currently unknown. UÉ is expected to confirm this information as part of the ongoing pre-development application process.

Uisce Éireann's *Code of Practice for Water Infrastructure* (July 2020, Revision 2) sets out minimum separation distances between water mains and adjacent buildings. A summary of the applicable requirements is provided in Table 3.

Distribution Main Size (mmØ)	Minimum Separation Distance from Building (meters)
≤ 150	3.0
200 ≤ Ø ≤ 600	5.0
600 <	8.0

Table 3: Uisce Éireann Minimum Building Separation Distances for Water Mains

4.2. Disconnections and Diversions

Based on CIVIC's desk-based assessment and the utility records reviewed. As previously mentioned, only the one branch connection is recorded within the Hodson Bay development area, and UÉ are to confirm the size and function of the connection as part of the proposals ongoing pre-development application.

The branch is located in close proximity of the developments proposed Marina service block building. Subject to future UÉ discussion, the existing connection may possibly be retained and re-purposed to serve new Marina Pavillion. If this possibility is deemed unfeasible, the existing connection shall be disconnected, and new connection from the existing distribution main shall be sought.

At present, no other water main diversions or disconnection works are currently anticipated. However, the presence and location of all existing utility assets should be verified through detailed design development and appropriate site investigations prior to the commencement of construction works.

4.3. New Connections

A preliminary potable water demand assessment has been undertaken for the proposed development. It is anticipated that the Water Sports Pavilion and Café will be served by a new on-site potable water storage tank supplied via a new 50mmØ MDPE connection. The proposed Water Sports Pavilion will be served via a separate direct 25mmØ MDPE connection to the existing water distribution network.

The final point of connection to UÉ's existing distribution network will be confirmed through the ongoing pre-development application process. The preferred connection strategy will be dependent upon the location of suitable existing infrastructure, available network capacity, and any network reinforcement works that may be required to accommodate the proposed development.

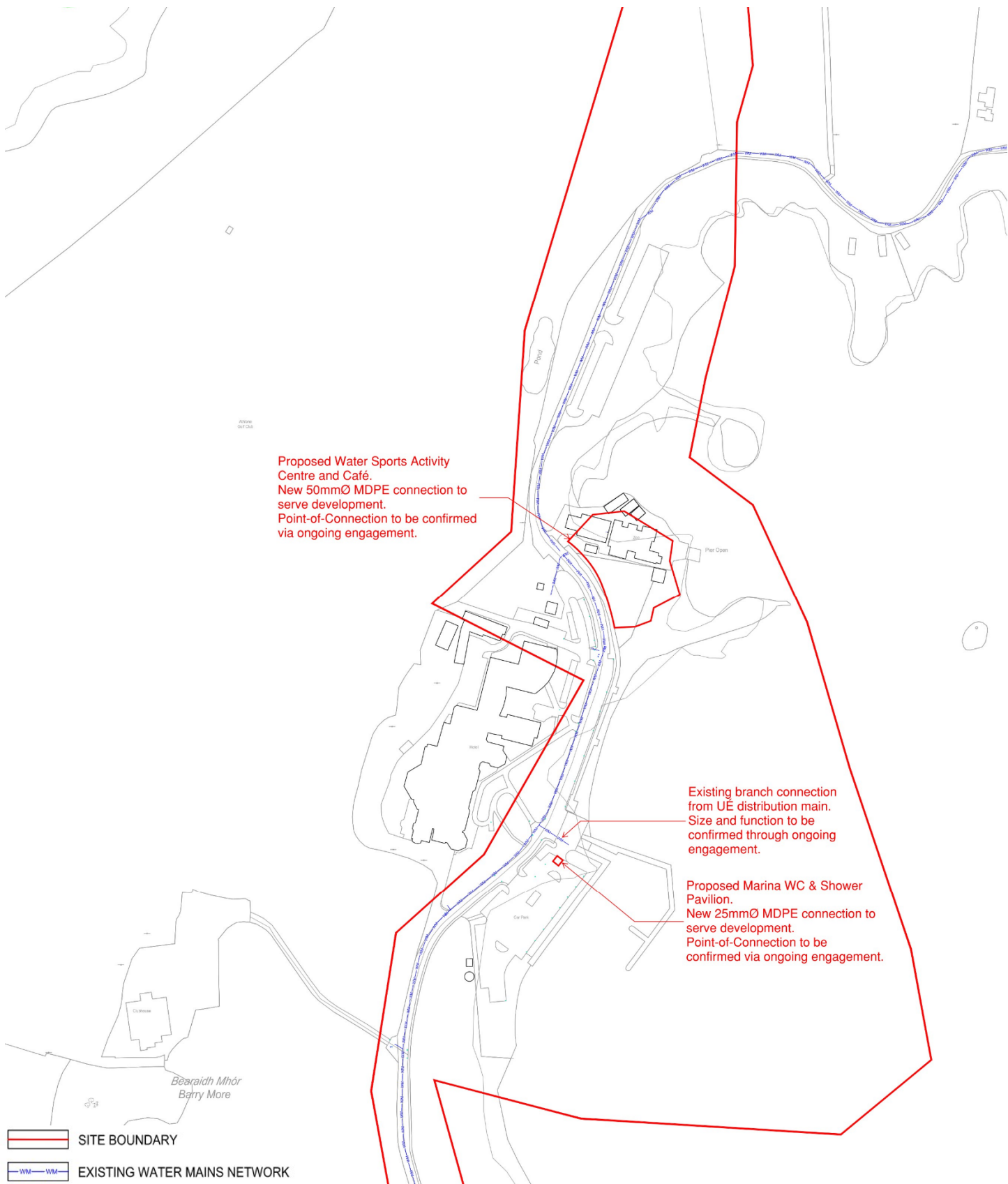


Figure 3: Uisce Éireann Existing Water Infrastructure

5. Wastewater

5.1. Existing Infrastructure

The statutory water and wastewater service provider for the area is Uisce Éireann (UÉ). Existing wastewater infrastructure records for the site and surrounding area were obtained by Groundwise Searches Ltd. on behalf of CIVIC and subsequently reviewed. The findings are summarised below. Figure 4: Uisce Éireann Existing Wastewater Infrastructure illustrates the existing UÉ wastewater infrastructure within and surrounding the proposed Hodson Bay development.

Based on the UÉ utility records reviewed, the site is not currently served by a public wastewater network. Confirmation of the foul and surface water drainage arrangements serving adjacent properties, together with any feasible connection opportunities for the proposed development, will be sought from UÉ through the ongoing pre-development application process.

UÉ records (Appendix B) indicate the presence of a pumping station located to the north of the Hodson Bay Hotel. It is understood that this infrastructure may serve the adjacent hotel development and discharge via a private rising main to a local wastewater treatment facility (Coordinates: (X)002046, (Y)412949). The ownership, capacity and connectivity of this infrastructure have not been confirmed and may require further investigation.

5.2. Diversions and Disconnections

Based on CIVIC's desk-based assessment and review of the available utility records, no existing public sewer mains are recorded within or immediately adjacent to the proposed development area. Furthermore, the proposed development layout is not anticipated to impact any known wastewater infrastructure.

Accordingly, no sewer diversions, abandonment works, or build-over agreements are currently anticipated. However, the location and status of all existing utility assets should be verified through detailed design development, statutory undertaker consultations, and appropriate site investigations prior to the commencement of construction works.

5.3. New Connections

The proposed Water Sports Pavilion and Café, together with the Water Sports Pavilion, will require provision for foul wastewater collection and treatment.

Given the apparent absence of a public wastewater network within the vicinity of the site, a conventional gravity connection to a public sewer is not currently considered feasible. The preferred wastewater strategy will be developed through further site assessments and ongoing consultation with UÉ and other relevant stakeholders.

At this stage, potential wastewater servicing options may include:

- Connection to existing private wastewater infrastructure, subject to confirmation of available capacity and the agreement of the infrastructure owner; or
- Provision of a standalone on-site wastewater treatment solution, subject to detailed design, environmental assessment, and approval by the relevant statutory authorities.

The final wastewater servicing strategy will be determined following completion of the pre-development consultation process and any associated engineering assessments.

Surface water drainage will be managed separately from the foul wastewater system wherever practicable and discharged in accordance with the site's drainage strategy and any proposed Sustainable Drainage Systems (SuDS). This approach will minimise unnecessary wastewater flows, reduce the risk of hydraulic overloading, and align with current drainage best practice.

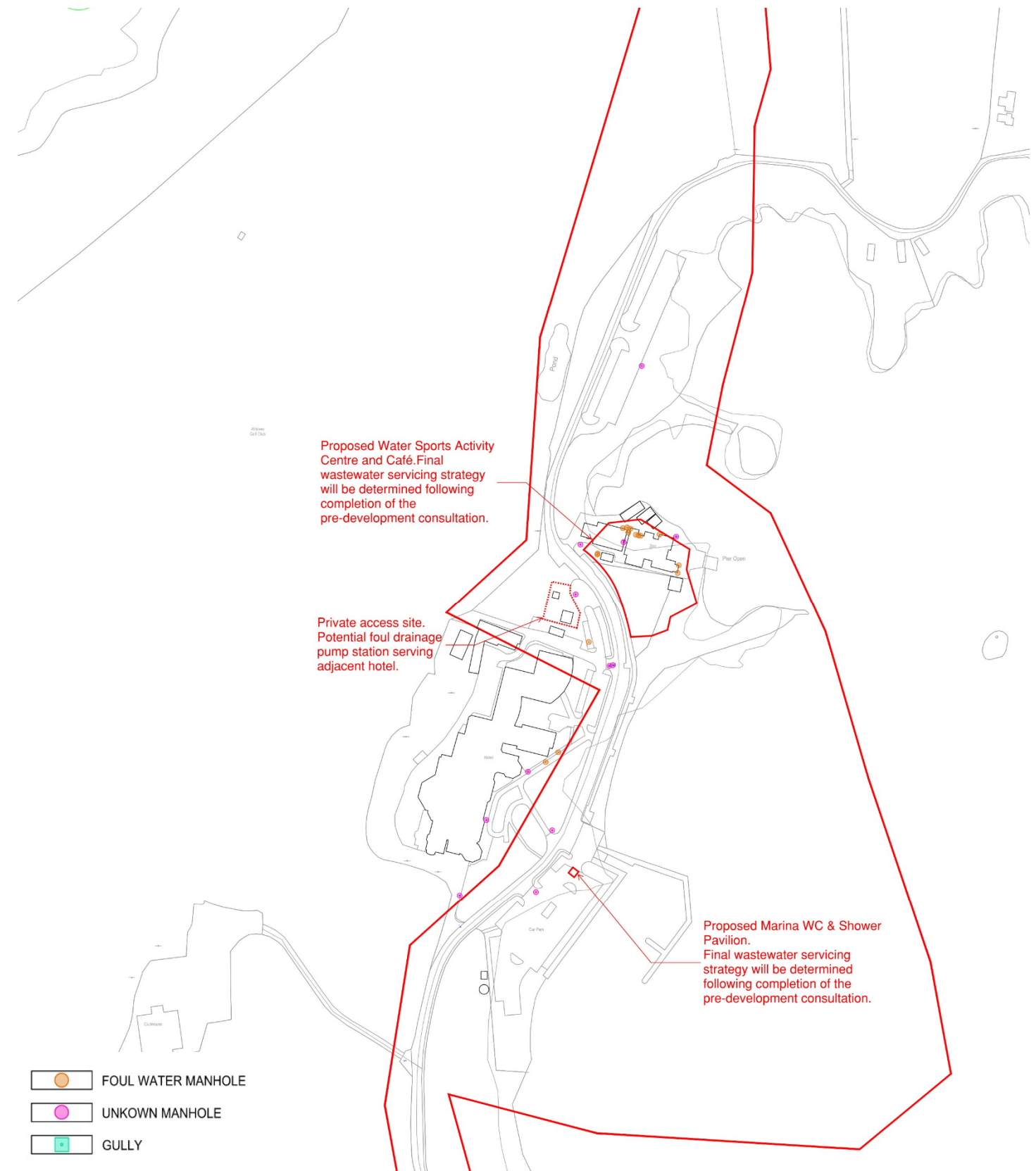


Figure 4: Uisce Éireann Existing Wastewater Infrastructure

6. Telecommunications

6.1. Existing Infrastructure

Eir appears to be the only telecoms provider in the vicinity of the site, as seen in Figure 5.

An underground cable runs along the eastern edge of the Hodson Bay Hotel before passing across the road and north away from the water facilities to serve the local area.

6.2. Disconnections and Diversions

The section of underground cable running between the two groups of buildings which are scheduled to be demolished before heading north may require diversion. Other than this there are no major concerns. Civic are currently in contact with Eir to establish the extent of diversions and disconnections required.

6.3. New Connections

It is anticipated that a new fibre to the premises installation shall be provided for the project. As Eir is the only provider with infrastructure in proximity to the site, Eir is expected to be the main telecoms provider. If the cable running adjacent to the site does require diversion, a new connection from this cable to site is expected to be required.

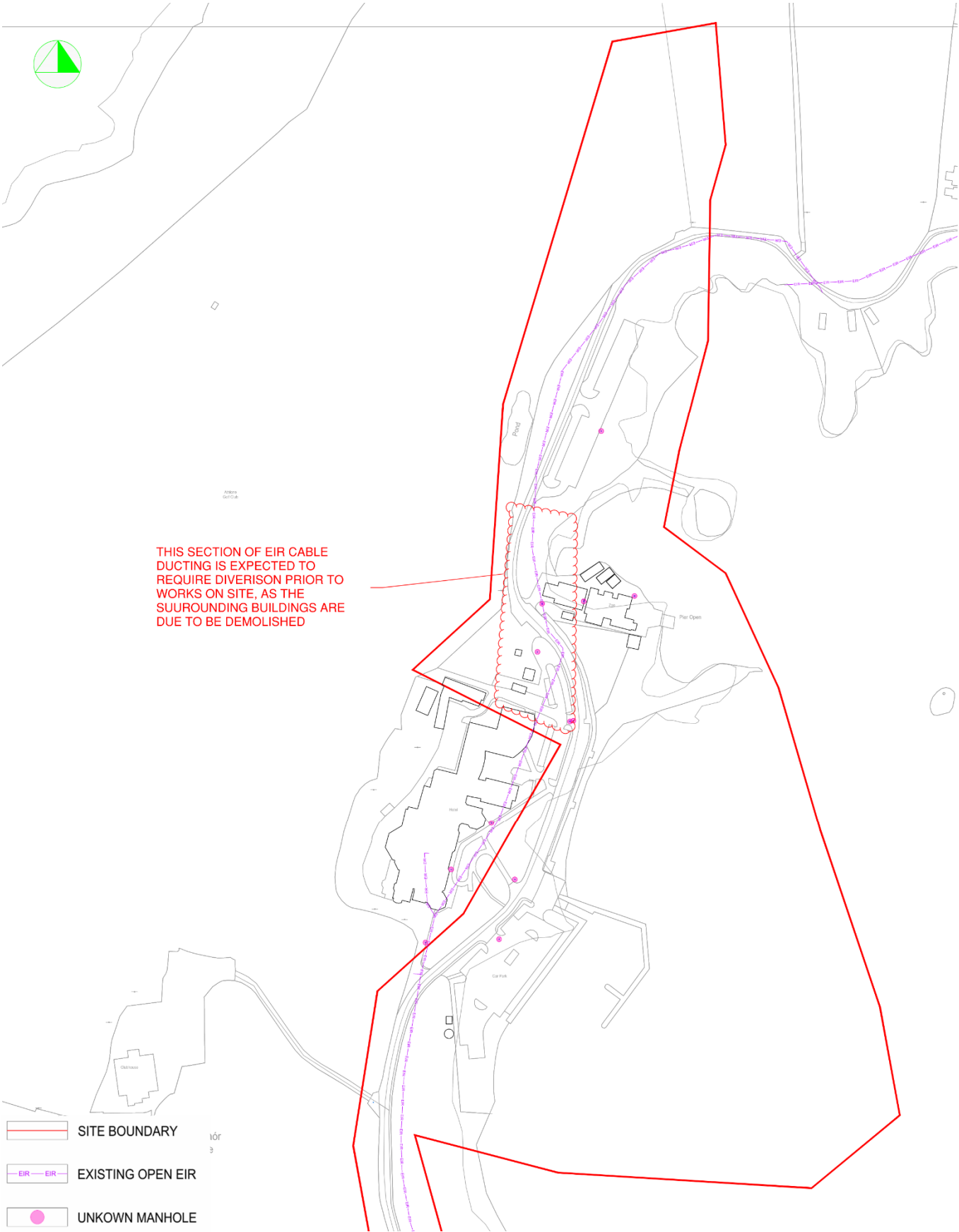


Figure 5: Eir Existing Telecoms Infrastructure

7. Electricity

7.1. Existing Infrastructure

Electricity Supply Board (ESB) is the Electricity provider for the site. Figure 6 is an extract of ESB’s statutory records and shows the electrical utilities in the area

Three pole-mounted transformers are located in close proximity to the site, as illustrated in Figure 7. The transformer situated nearest to the waterpark is assumed to be supplying the facility. These transformers are understood to be connected to a parent substation located in the nearby town of Athlone, which is considered to be the closest primary substation.

A medium voltage (MV) underground cable (indicated in dark red) runs behind Hodson Bay Hotel in the vicinity of the site. This cable transitions to an overhead medium voltage (OHMV) line (shown in green), which connects to a pole-mounted transformer located near the water sports facilities. From this point, the network transitions back underground to supply the water sports facility and adjacent buildings, while also continuing northwards to serve the surrounding area.

7.2. Disconnections & Diversions

Civic are currently in contact with ESB to determine the extent of disconnections and diversions, required prior to work commencing on site. Once the MV underground cable enters the site boundary from behind the Hodson Bay Hotel and transitions to a OHMV line, the services are in very close proximity to the buildings scheduled to be demolished. Therefore, this section is likely to require diversion prior to works on site.

The MV line heading west into site from the transformer is expected to require disconnection and removal prior to demolition of site. Please note that the pole mounted transformer is labelled on the ESB Demand Capacity Heatmap (figure 7) as a MV/LV Substation, however our desk-based utility search does not show any LV cables running from this location. Therefore, there may be other LV cables in close proximity to site which may require disconnection or diversion.

7.3. New Connections

The anticipated electrical demand for the proposed development is ~1,125 kVA. To accommodate this load, a new on-site substation will be required to serve the Café, Marina, Water Sports Pavilion and associated car parking areas.

There are estimated to be 29 7KVA slow electric vehicle chargers and 2 24KVA rapid electric vehicle chargers (EVCs). The future provision of EVCs is expected to increase to ~150 slow chargers and ~10 rapid chargers.

The estimated maximum demand of 1,125 kVA includes allowance for the future EVC expansion, which is expected to contribute ~550 kVA of connected load. The overall development electrical demand, including the initial EVC provision, is estimated to be ~760 kVA.

Power provision for the Marina will be provided through 25 electrical pedestals with 2 16A sockets and 14 electrical pedestals with 2 16A sockets and an additional 32A socket. The proposed layout can be seen in appendix

Civic will continue discussions with ESB Networks to confirm the available network capacity and determine whether sufficient infrastructure can be provided to accommodate both the proposed development and the full anticipated future EVC provision. Any network reinforcement requirements identified by ESB Networks will be incorporated into the development strategy as necessary.

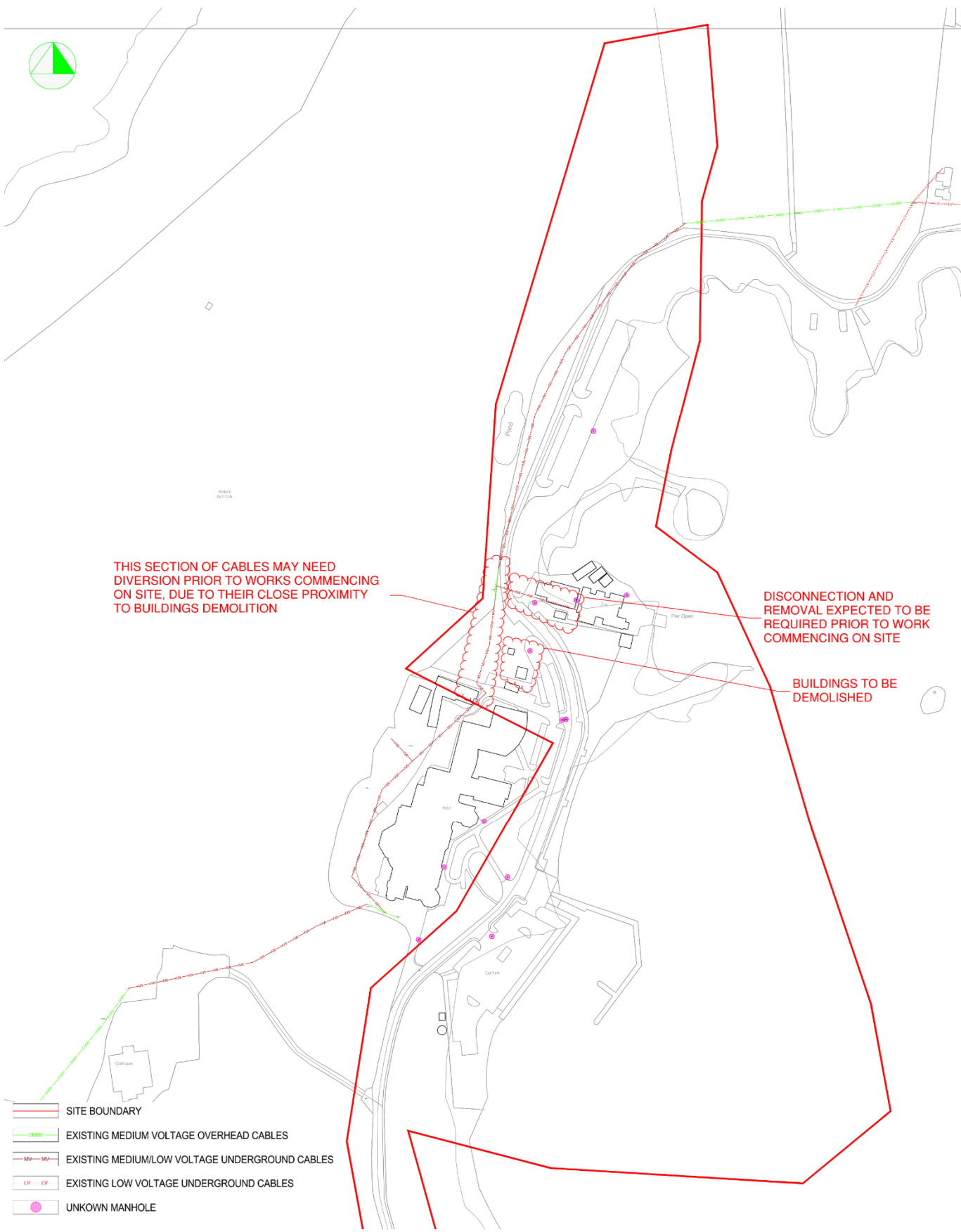


Figure 6: ESB Existing Electricity Infrastructure

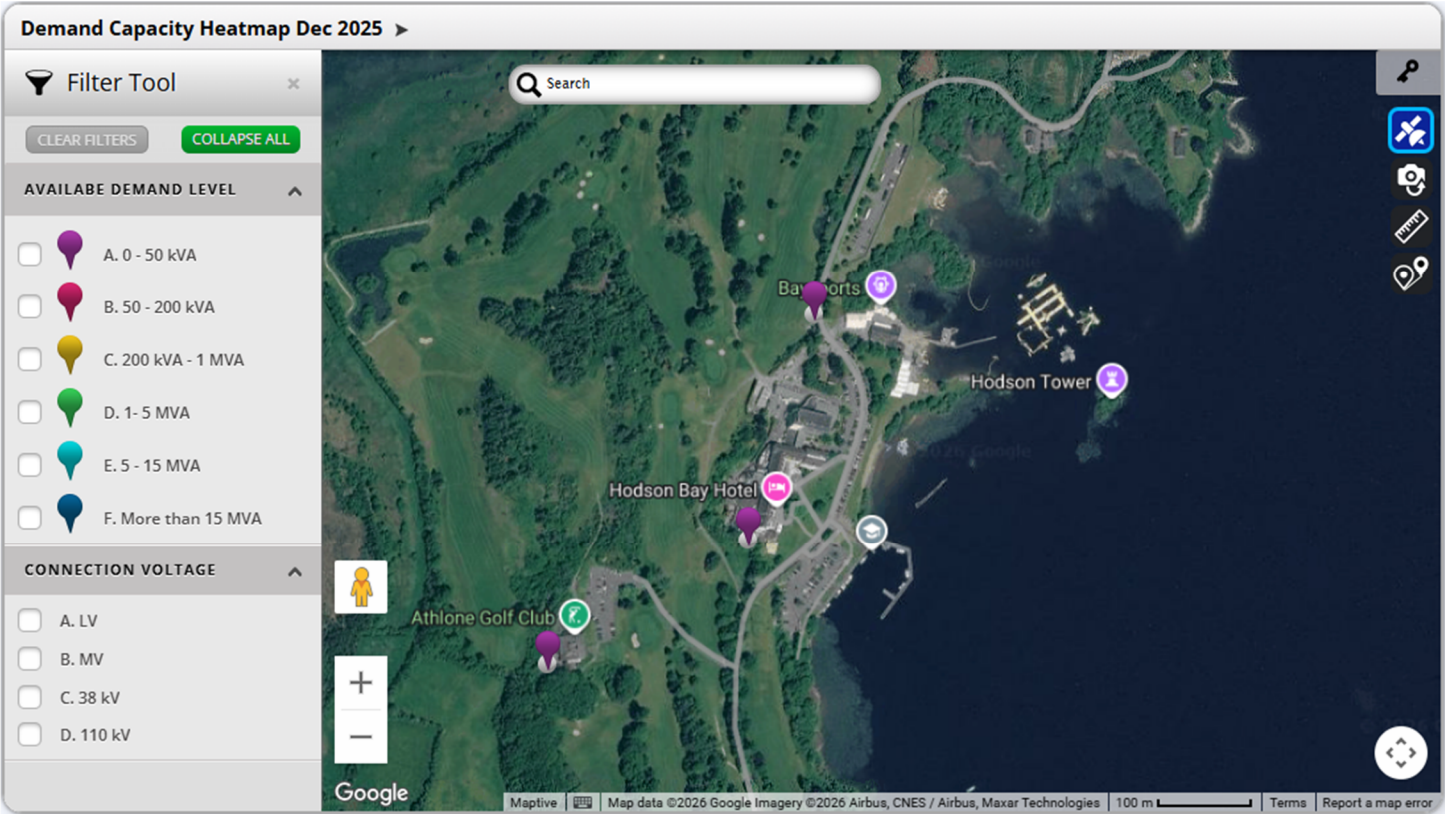


Figure 7: ESB Demand Capacity Heatmap

Appendix A

Gas Networks Ireland Record Maps



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High pressure gas pipes are shown in red. Medium pressure gas pipes are shown in orange. Low pressure gas pipes are shown in blue. The information is provided for your information only. It is not a guarantee of the accuracy of the information shown. The information is provided for your information only. It is not a guarantee of the accuracy of the information shown.

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Aurora Telecom Ltd.

Aurora Telecom Gas Ltd.

Aurora Telecom Insulated Gas Pipe

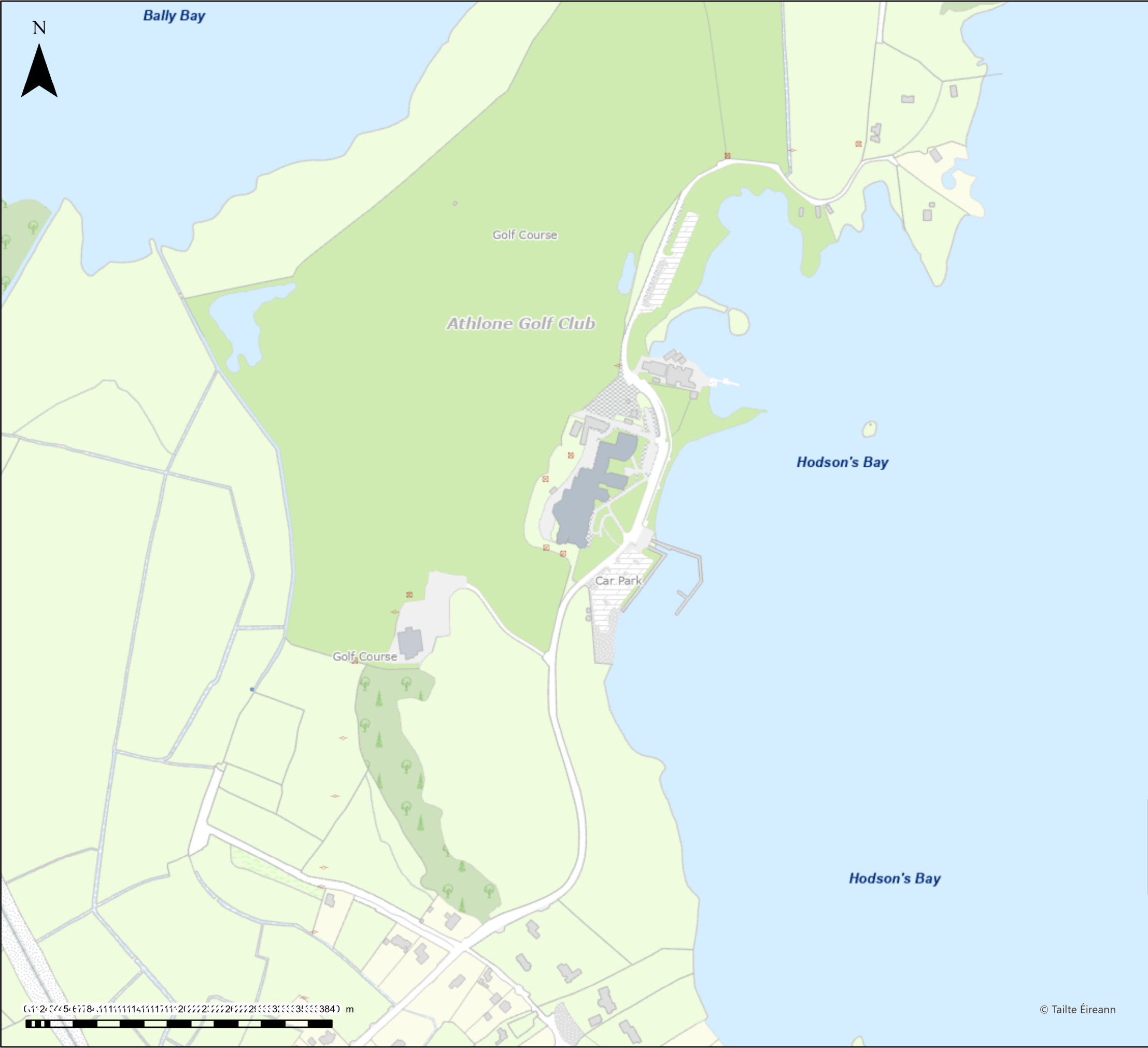
Aurora Telecom Overcall 01 8325100 (9am-5pm)
Aurora Telecom Gas Overcall 01 8325100 (9am-5pm)
Aurora Telecom Emergency 1800 427747 (24/7)

	Transmission Pipe (High Pressure)
	Transmission Pipe (Construction Issue)
	Distribution Pipe (Medium Pressure)
	Distribution Pipe (Low Pressure)
	Supply Pipe (Medium Pressure)
	Supply Pipe (Low Pressure)
	Strategic Pipe (Medium Pressure)
	Strategic Pipe (Low Pressure)
	Insulated
	Abandoned Pipe

	Cover (Depth in metres)		Pressure Main
	UP End Point		Protection (Subsidence)
	Loc. Cap		Protection (Sewer)
	TEE Tee		Reducer
	Interlocker		Service Connection
	Valve		Tap
	Main Valve Isolation		Transition

Please contact GNI on 1800 427747 for specific information

GAS NETWORK INFORMATION			
Description: 38850			
Location: 600555,746003			
Plot Date: 15/01/2025 11:30	Scale: 0000 30.00		
Plotted By: 2827	R21 L2: 2827 15072025140530		



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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.

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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 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 42 77 47
In Emergency call
1800 20 50 50

GAS NETWORK INFORMATION

Description: 38830

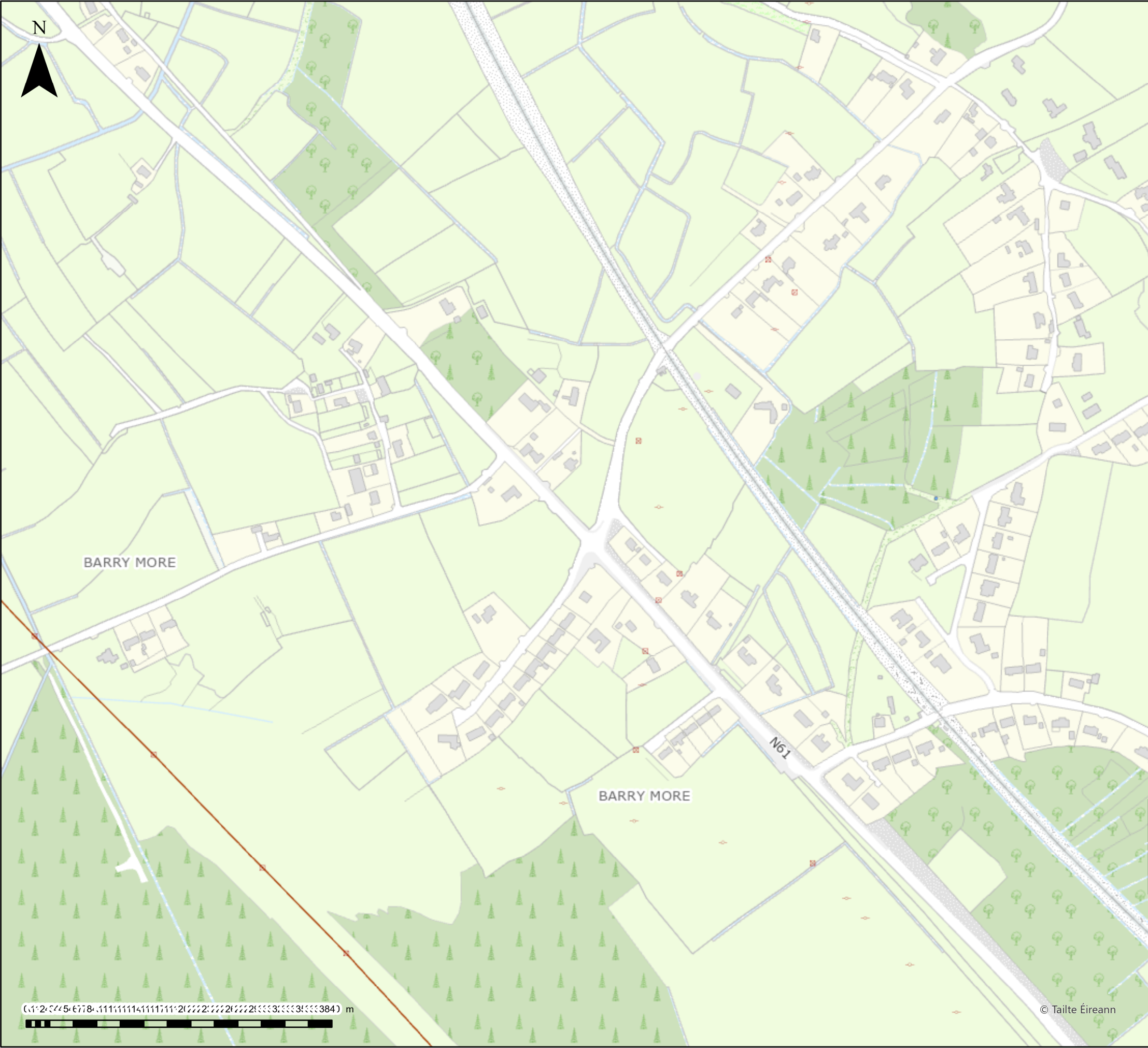
Location: 600726,746412

Plot Date: 15/07/2025 14:57

Scale: 5000 @ A3

Plotted By: 2827

Ref ID: 2827_15072025145737



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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**



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1800 427 747
In Emergency call 1800 20 50 50





GAS NETWORK INFORMATION

Description: 38830 2

Location: 600107,745308

Plot Date: 15/07/2025 14:59

Plotted By: 2827

Scale: 5000 @ A3

Ref ID: 2827_15072025145918

Appendix B

Uisce Éireann Water and Wastewater Record Maps



Legend

Water Hydrants

● FH Fire Hydrant

Water Fittings

□ Cap

● Other Fitting

Water Mains(Irish Water Owned)

— Potable Water

0 60 120 240
m

Coordinate System: TM65 Irish Grid
Projection: Transverse Mercator

Scale @ A3: 1:7,500

Drawing No.: IW-AGG-2018-000

Drawn By: JJ

Checked By: <Add Name>

Approved By: <Add Name>

Drawn Date 28/07/2025

Checked Date: <dd/mm/yyyy>

Approved Date: <dd/mm/yyyy>



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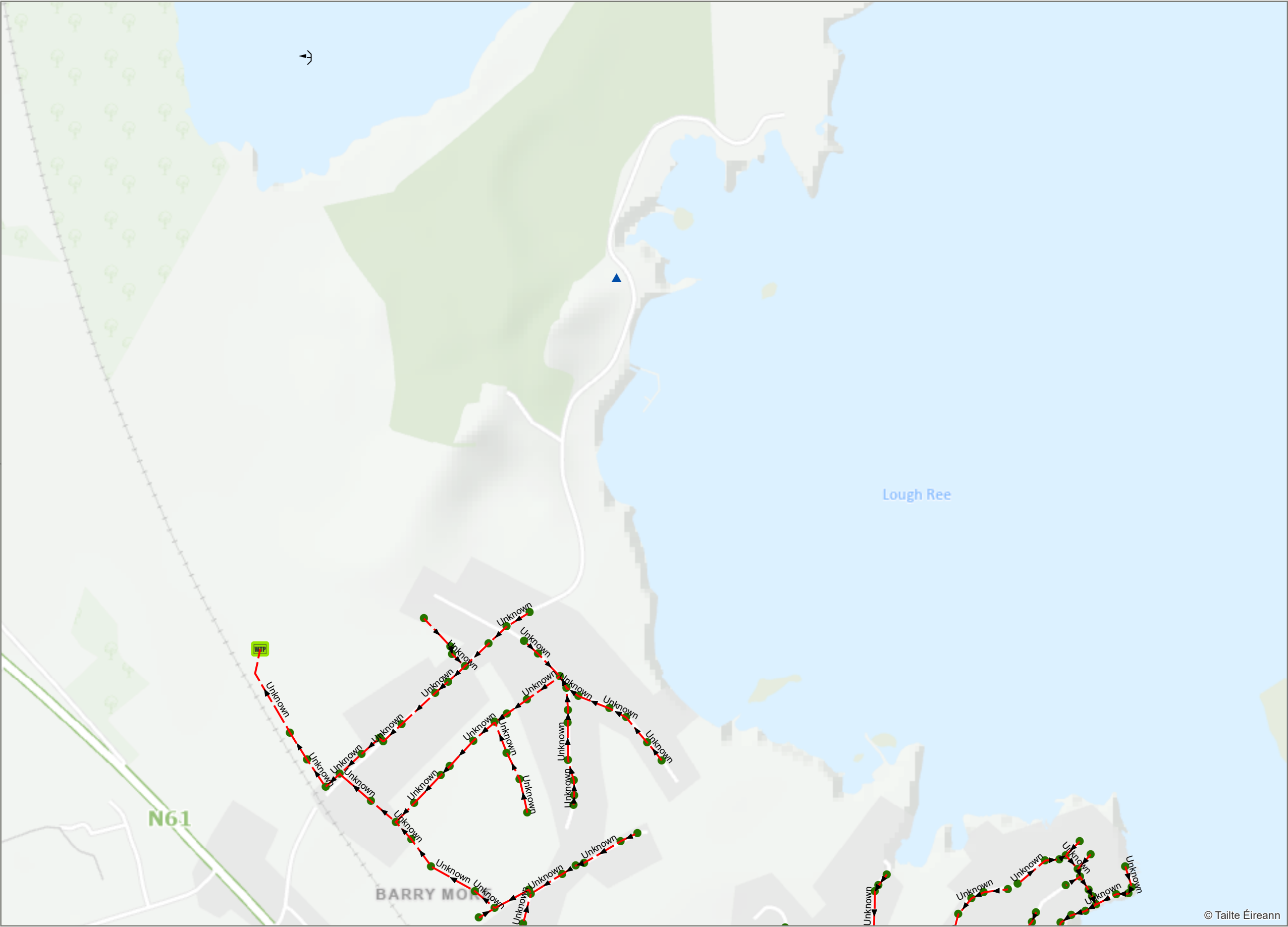
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Water Network



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Legend

Sewer Gravity Mains (Irish Water owned)

Liquid Type

➔ Foul

Sewer Manholes

Manhole Type

● Standard

Sewer Discharge Points

Discharge Type

➔ Outfall

WTP Treatment plant

▲ Pump station

0 60 120 240 m

Coordinate System: TM65 Irish Grid
Projection: Transverse Mercator

Scale @ A3: 1:7,500

Drawing No.: IW-AGG-2018-000

Drawn By: JJ

Checked By: <Add Name>

Approved By: <Add Name>

Drawn Date 28/07/2025

Checked Date: <dd/mm/yyyy>

Approved Date: <dd/mm/yyyy>



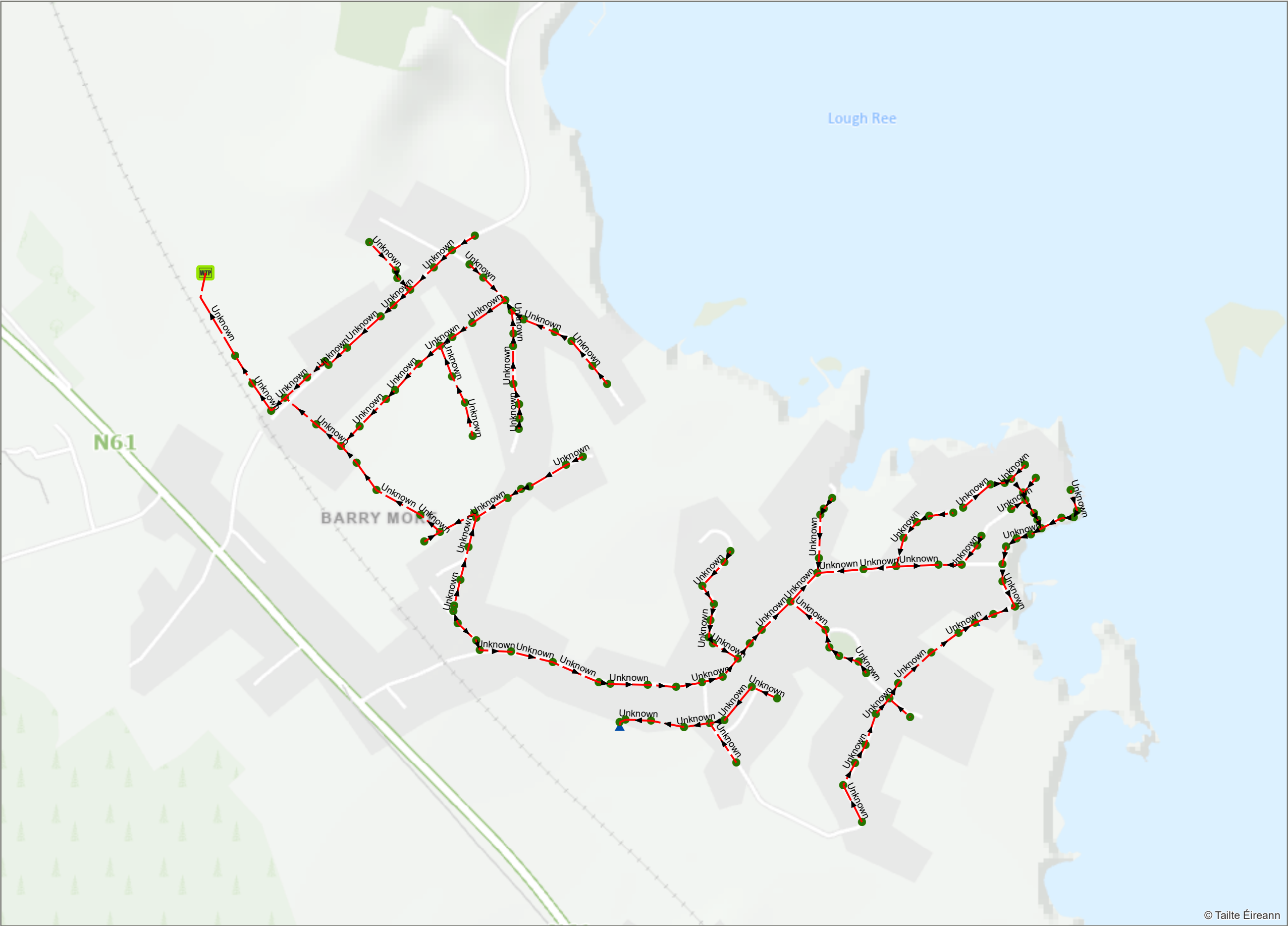
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Sewer Network



Legend

Sewer Gravity Mains (Irish Water owned)

Liquid Type

→ Foul

Sewer Manholes

Manhole Type

● Standard

WTP Treatment plant

▲ Pump station

0 60 120 240
m

Coordinate System: TM65 Irish Grid
Projection: Transverse Mercator

Scale @ A3: 1:7,500

Drawing No.: IW-AGG-2018-000

Drawn By: JJ

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Approved By: <Add Name>

Drawn Date 28/07/2025

Checked Date: <dd/mm/yyyy>

Approved Date: <dd/mm/yyyy>



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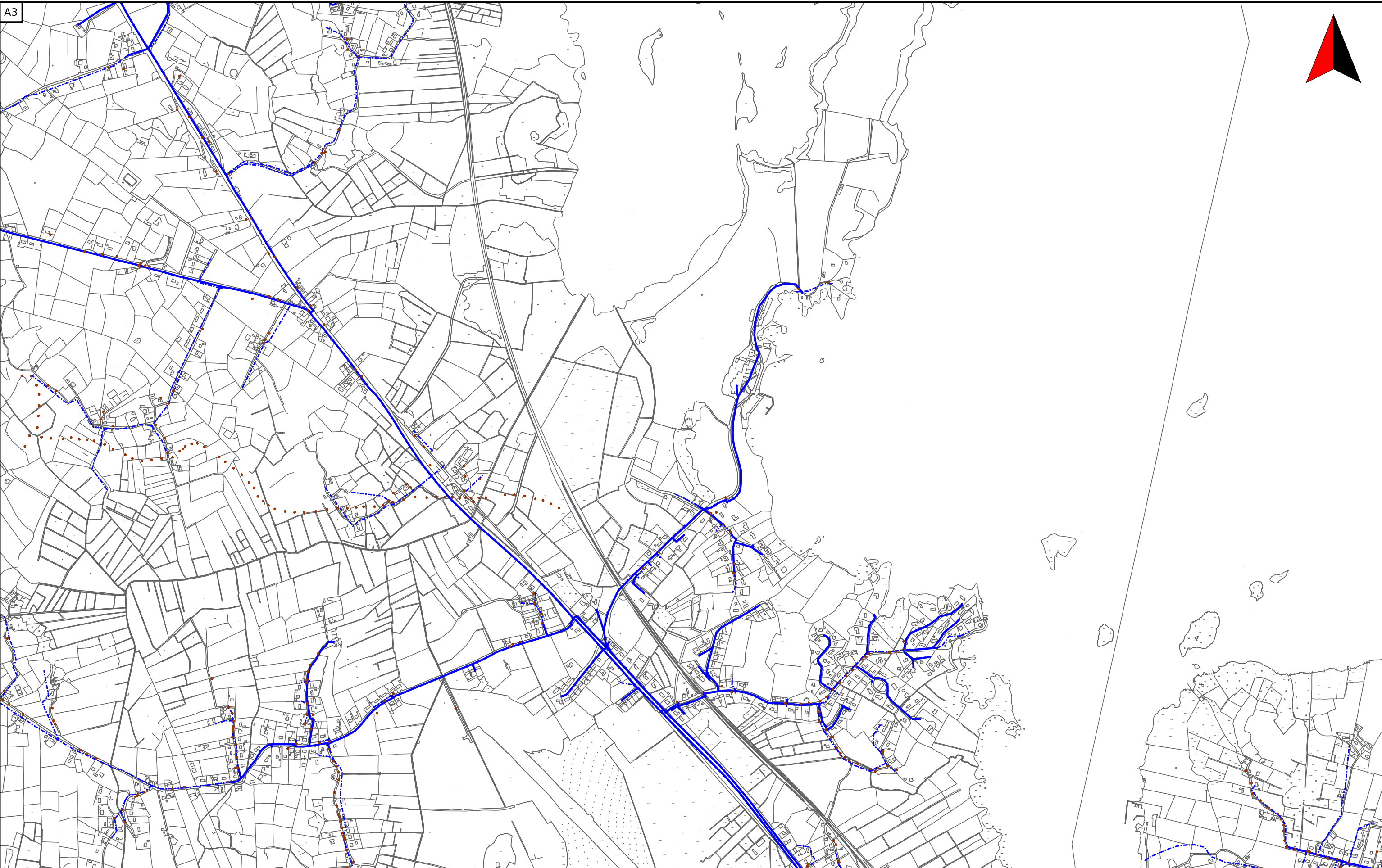
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Sewer Network

Appendix C

Telecommunication Record Maps



open eir Civil Engineering Infrastructure Service		Scale: 1:15000	Irish National Grid Centre XY: 600527 m, 745980 m
		Date 23/07/2025	Smallworld Powered by GE
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Appendix E

Electricity Supply Board Record Maps



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

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

X,Y: 200368 , 247068

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X,Y: 201387 , 247068

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.

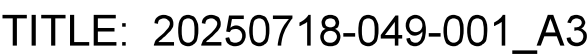
HODSON BAY N

HODSONS TOWER 3A

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.

HOTEL

X,Y: 201387 , 246463



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

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

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X,Y: 201299 , 246021

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'.

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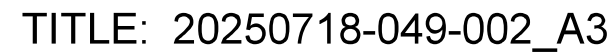
HUDSON BAY HOTEL

HODSONS TOWER 3A

PUMPING ST H/B

2 GOLF CLUB

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.

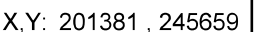


BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES
 GREEN - MV(10KV/20KV) OVERHEAD LINES
 BLUE - LV (400V/230V) OVERHEAD LINES
 CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
 RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

**** SCALE: 1:2500**

X,Y: 201381 , 246263

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TITLE: 20250718-049-003_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: 18-Jul-2025

**** SCALE: 1:2500**

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

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X,Y: 199877 , 245864

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X,Y: 200897 , 245864

WARNING

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(C) CAREFUL HAND DIGGING OF TRIAL HOLES USING 'SAFE DIGGING PRACTICE'.

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

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HUDSON BAY SEWAGE

HODSONS BAY W

HODSON BAY MID

HODSONS

HODSO

HUDSON

2 HODSONS BAY E

BARRYMOF

BALLYBAYS



HODSON BEAG

RE NOW

WOODLANDS

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: 200897 , 245260



TITLE: 20250718-049-004_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: 18-Jul-2025

** SCALE: 1:2500

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

WARNING

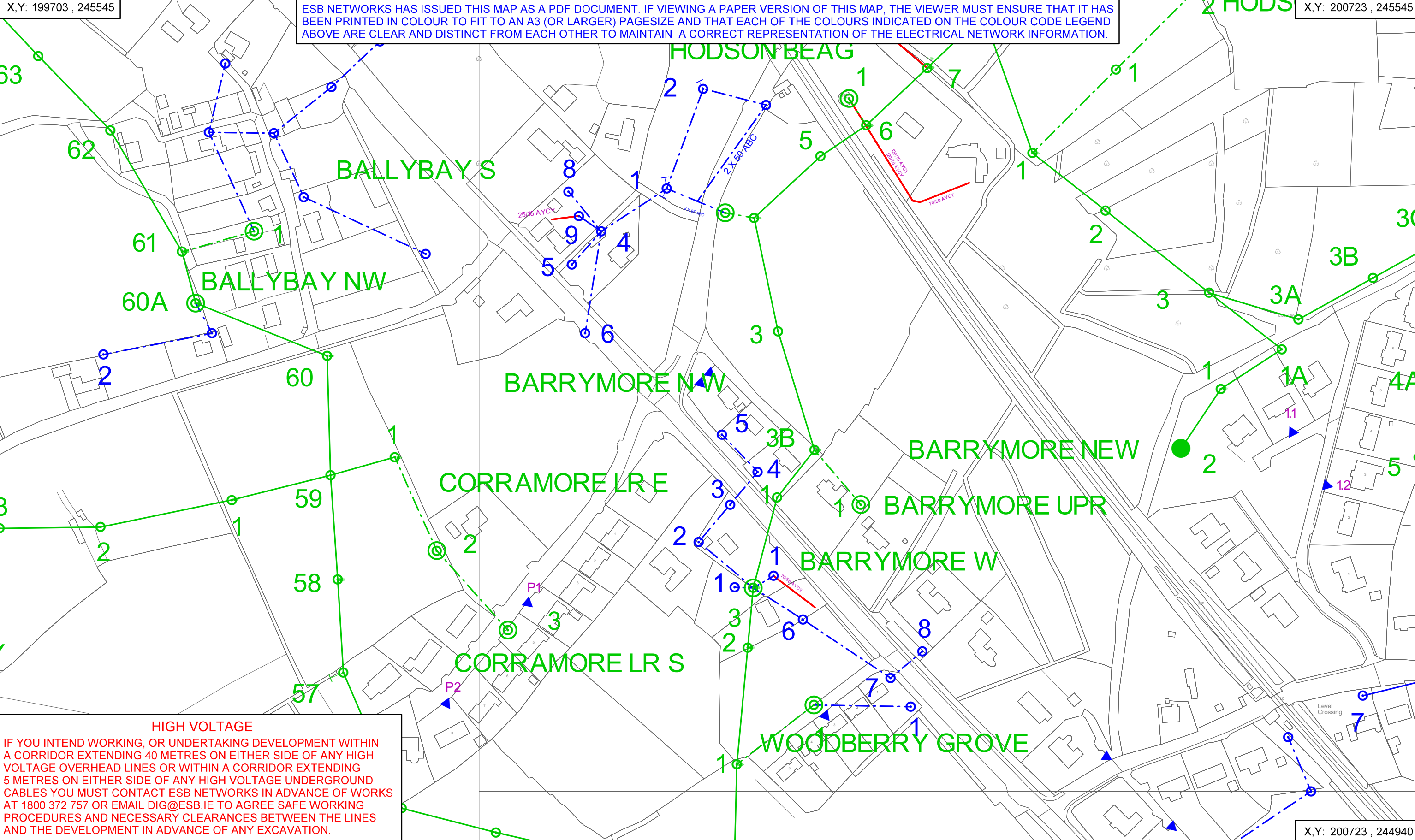
THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS 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:
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X,Y: 199703 , 245545

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X,Y: 200723 , 245545

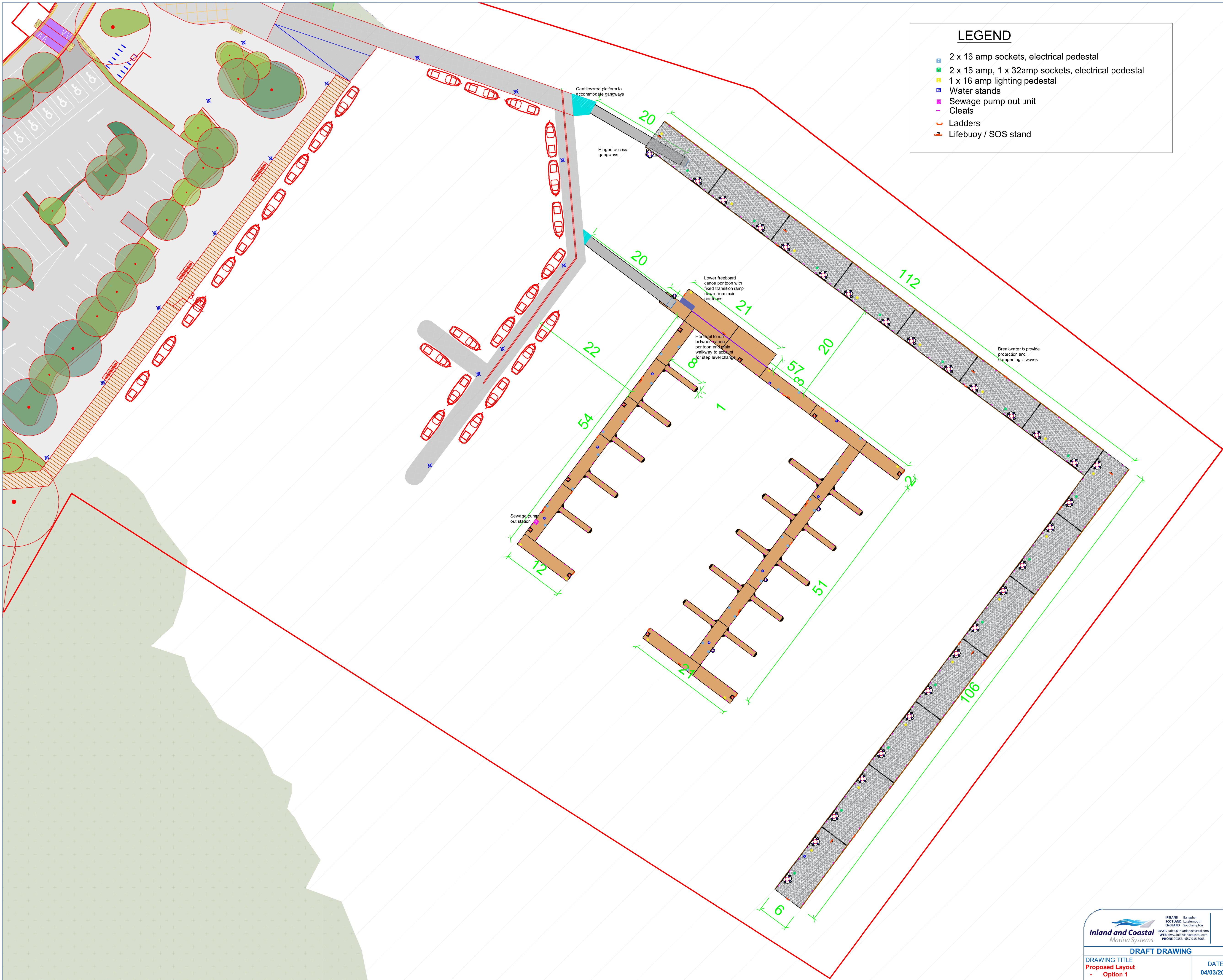


HIGH VOLTAGE
IF YOU INTEND WORKING, OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE UNDERGROUND CABLES YOU MUST CONTACT ESB NETWORKS IN ADVANCE OF WORKS AT 1800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

X,Y: 200723 , 244940

Appendix E

Marina Electrical Services Proposed Layout



LEGEND

- 2 x 16 amp sockets, electrical pedestal
- 2 x 16 amp, 1 x 32amp sockets, electrical pedestal
- 1 x 16 amp lighting pedestal
- Water stands
- Sewage pump out unit
- Cleats
- Ladders
- Lifebuoy / SOS stand



The Hodson Bay Waterfront Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund

Inland and Coastal Marina Systems		CLIENT Hodson Bay		PROJECT Expanded Marina	
DRAFT DRAWING		Drawn by:	KT	Rev.	
DRAWING TITLE Proposed Layout Option 1		Eng. Check:	XX	COMMENTS	
DRAWING NUMBER ICMS/2611/00/0		OP's Check:	XX		
DATE 04/03/2026		SCALE 1:300 @ A1		Date	By

CIVIC