



UTILITY REPORT

PROPOSED RESIDENTIAL DEVELOPMENT AT TRUSKEY EAST, TRUSKEY WEST, FREEPORT AND AHAGLUGGER, BEARNA, CO. GALWAY

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PROPOSED DEVELOPMENT AT BEARNA

UTILITIES REPORT

1. Introduction

This report was produced to accompany a Strategic Housing Development Application and outlines the potential strategies and considerations to be taken with regards to utility infrastructure requirements to adequately serve the proposed development. Burkeway Homes Ltd are applying for planning permission to develop a site in Truskey East, Truskey West, Freeport and Ahaglugger, Bearna, Co. Galway, adjacent to the existing 'Cnoc Fraoigh' residential estate. The scheme comprises of residential dwellings along with a crèche facility. The residential element comprises of a combination of detached, semi-detached & terraced houses, duplex units and apartments. The breakdown of proposed dwellings are 52 No. houses, 36 No. duplex units and 33 No. apartments.

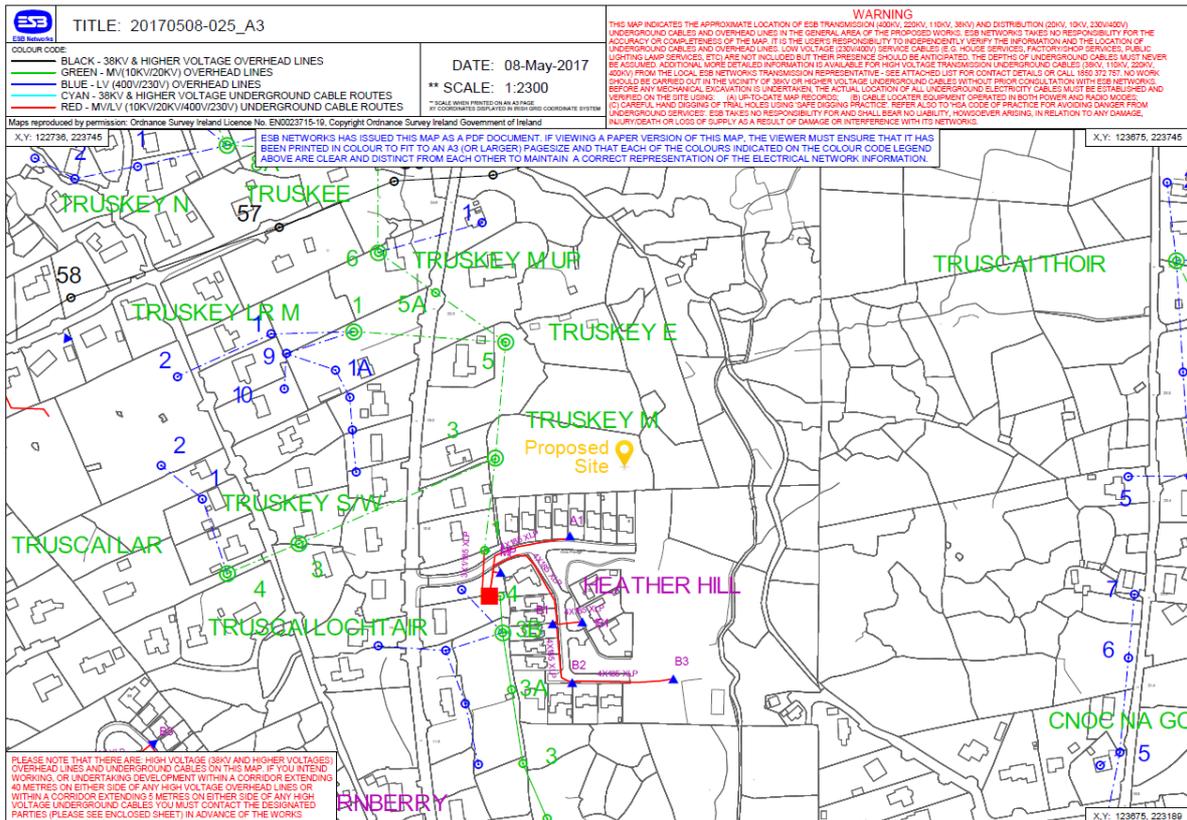
A preliminary investigation has been carried out in order to establish the availability of services in the vicinity of the proposed development as outlined in the following sections. Utility provider infrastructure shall typically connect in to existing service provider infrastructure networks where 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



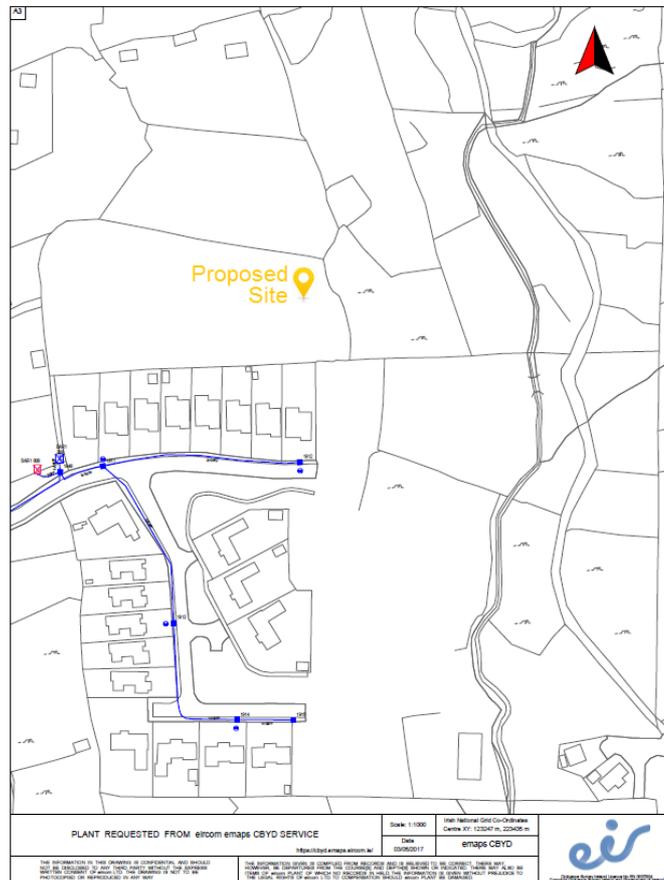
ESB networks are the sole operators responsible for the electricity distribution network. From preliminary investigation and consultation with ESBN it is envisaged that new electricity ducting will tie into an existing substation in the adjacent 'Cnoc Fraoigh' estate to service the new development. This ducting will in turn run along the existing estate road from the substation to a new substation located within the proposed site. It is anticipated that one to two new plinth mounted ESBN unit substations will be sufficient to service the proposed developments electricity demands. The 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 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.



3. Open Eir



Eir are a telecommunications company that provide telephone, television and internet services. Open Eir is the section responsible for the delivery of the infrastructure network. From preliminary investigation and consultation with Open Eir it is expected that should a service be required new communications ducting infrastructure can tie into the existing underground network via a joint box, located along the boundary of the adjacent 'Cnoc Fraoigh' estate, to extend the current network to service the proposed development. This ducting would in turn run to a network of joint box chambers strategically located around the development within footpaths where possible. 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 from the joint box chambers. 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 from the joint box chamber infrastructure. Open Eir may in addition require new plinth mounted externally located equipment cabinets subject to a detailed design. There is currently a fibre enabled cabinet located in the adjacent 'Cnoc Fraoigh' estate, so it is anticipated that a fibre-to-the-home service would be available to the proposed development via the existing network, should an Eir service be required.



4. Virgin Media Ireland



Virgin Media Ireland are a telecommunications company that provide telephone, television and internet services. From initial consultation with VM they have confirmed that at present they do not have a service in the locality. They advised that they are currently looking at new technology which may facilitate them extending the network to service the proposed development in the future. Further consultation will be made in due course in order to establish the viability of this option. Should the option of a service be available/required, communications ducting infrastructure would run around the proposed development to a network of underground chambers strategically located within footpaths where possible. The network signal would be serviced via centrally located receiver equipment situated within the proposed development site. 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 from the underground chambers. 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 from the chamber infrastructure. Virgin Media may in addition require new plinth mounted externally located equipment cabinets subject to a detailed design.

5. 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. From initial consultation with SIRO they have confirmed that at present they do not have a service in the locality. They advised that enabling works are underway at present to extend their network to Bearna so it would therefore be expected that a SIRO service would be available if required for this proposed development. Should the option of a service be available/required, it 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.

6. Gas Networks Ireland



Gas Networks Ireland are responsible for the delivery of the natural gas network. A preliminary consultation with GNI has established that a natural gas service is currently unavailable in the locality.

7. Satellite Television

The option of providing a central satellite television network will be considered in further detail which has the potential to provide satellite & saorview television services to the development via a ducted underground network, with a centrally located satellite dish and aerial equipment. Further assessment will be made in due course in order to establish the viability of this option.

8. Street Lighting

LED street lighting is proposed throughout the development typically mounted on 6m steel columns. The design criteria applied to the proposed street lighting installation shall be in accordance with BS 5489-1:2013 *“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”*

Photo-electric cells will be integrated into each street light fitting for automatic switching on at dusk and off at dawn. The street luminaires can also be supplied with a pre-set dimming function applied to each driver, with a dimming regime to 75% of the light output between the hours 12.00 midnight and 6am.

Lighting column positions will be coordinated with the landscape layout taking account for proposed driveways, tree locations, etc. while positioning each one to ensure the optimal uniformity and reduce glare. Any resultant lighting pollution to adjacent properties will be minimised.