



UTILITY REPORT
PRIORSLAND VILLAGE CENTRE & RESIDENTIAL
DEVELOPMENT

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Project Details

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Carrickmines,
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1. Introduction

This utility report was prepared to accompany the planning application for the proposed development at Priorsland, Cherrywood, Co. Dublin. This report will outline the existing infrastructure and how the Priorsland developments energy needs shall be serviced.

2. Development Description

The development will comprise a mixed-use village centre and residential development of 443 no. units comprising 6 no. blocks (A-F) of apartments (up to 5 storeys with basement/undercroft parking) providing 402 no. apartments units (146 no. 1-beds; 218 no. 2-beds and 38 no. 3-beds), and 41 no. houses (19 no. 3-beds and 22 no. 4-beds). All apartments provided with private balconies/terraces. Provision of indoor residential facilities to serve apartment residents.

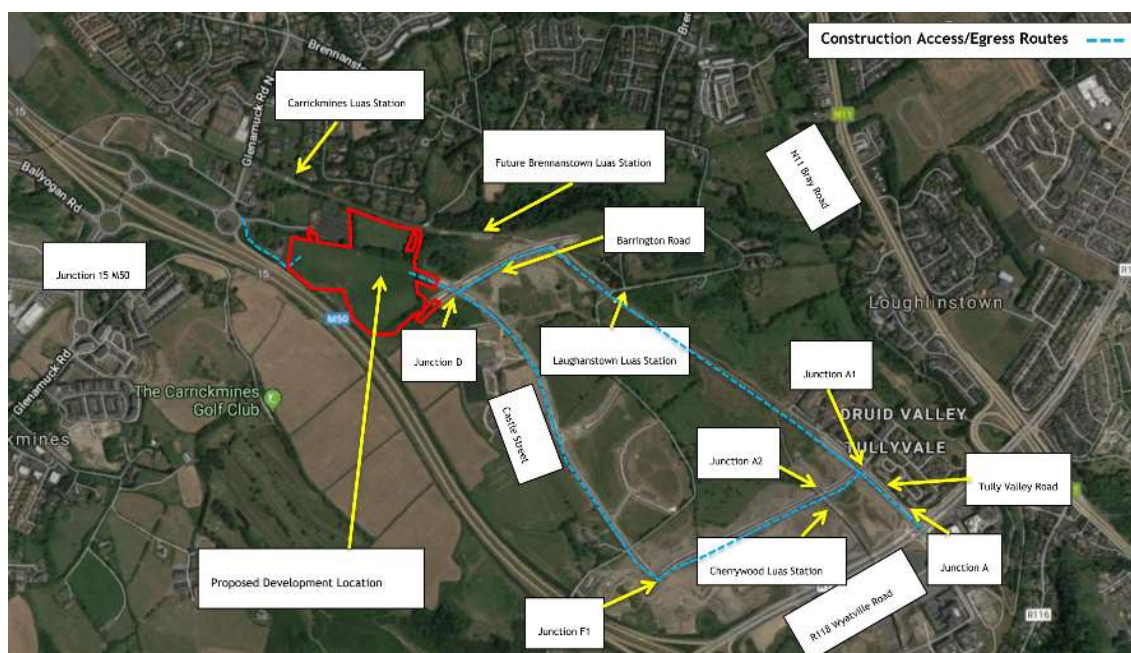
The Village Centre and non-residential elements will comprise a supermarket, local retail/retail service units, non-retail commercial units, creche, gym, community space, and offices (High Intensity Employment) use.

Provision of car/bicycle/motorcycle parking; ESB sub-stations; bin storages areas, and all associated plant areas.

Provision of the first phase of Priorsland Park (on lands within the applicant’s ownership) and other public and communal open spaces.

Construction of Castle Street through the subject lands and two road bridges across the Carrickmines Stream, one to serve the future school site/ park, the second to provide pedestrian and cyclist access to the Carrickmines Luas station and future Transport Interchange to the north. Provision of an additional pedestrian bridge to the park. Provision of an acoustic barrier along the southern/western edge of the site.

All associated site development works, landscaping, boundary treatments and services provision.



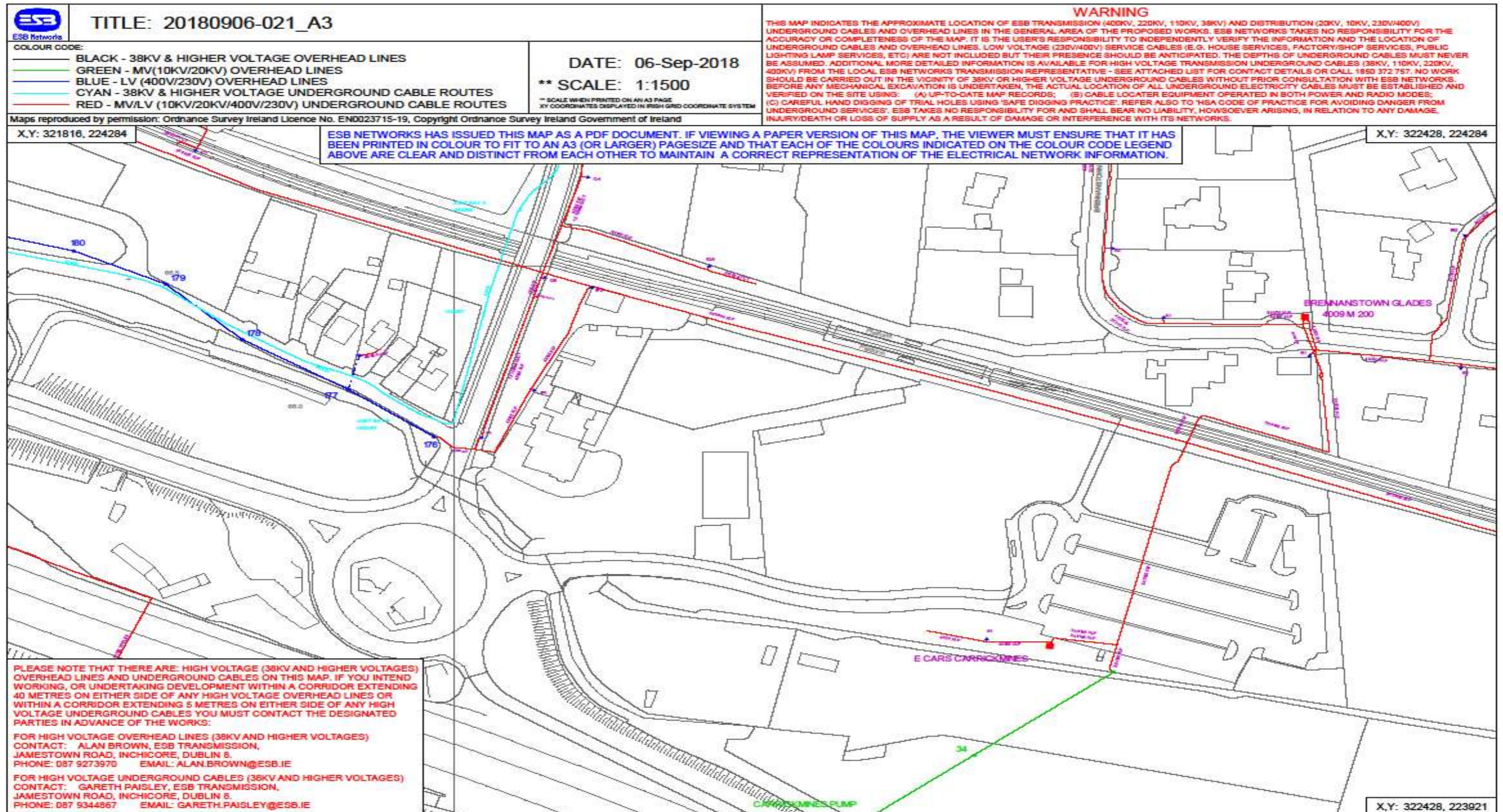
3. ESB – Existing Electrical Infrastructure

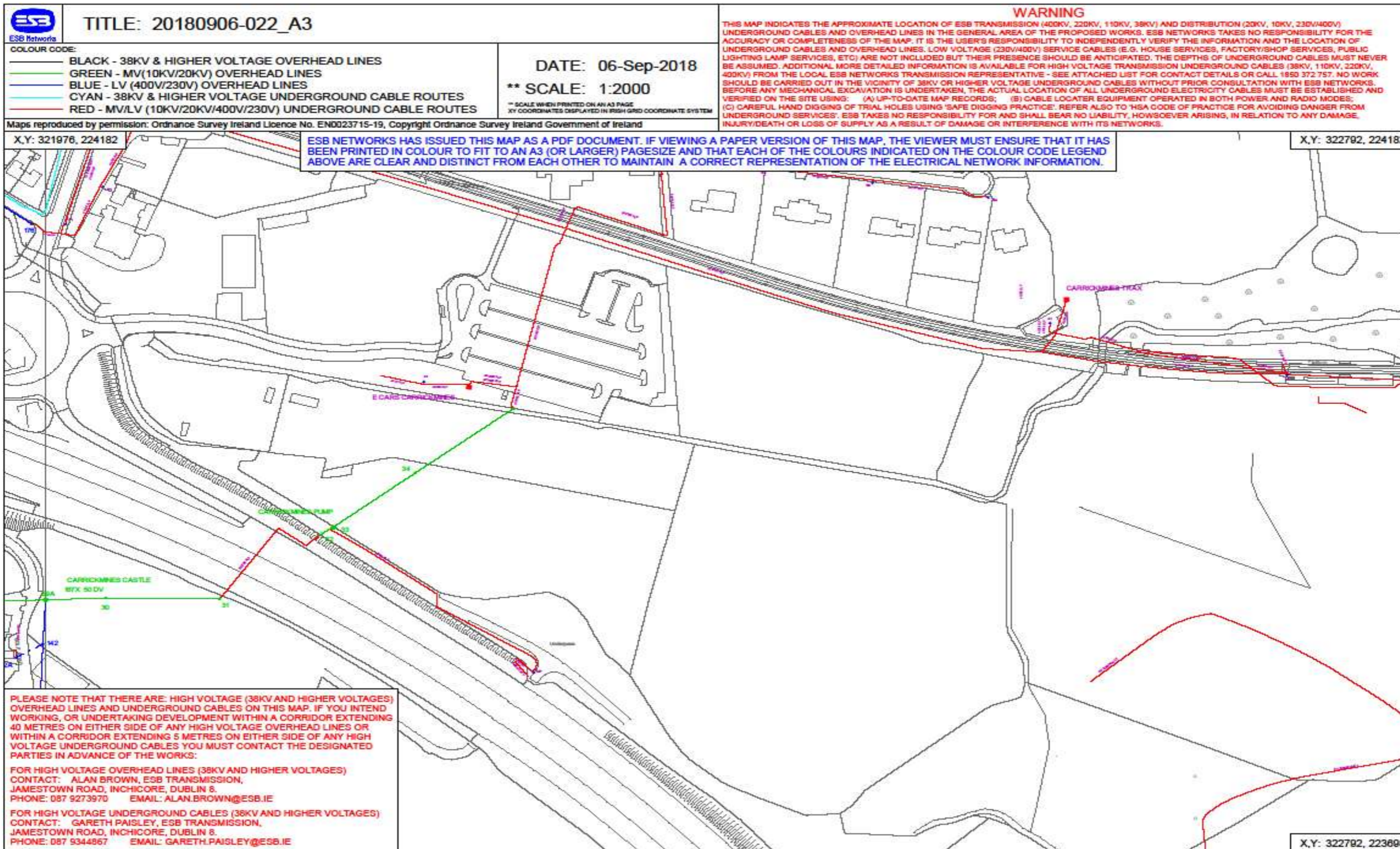
The proposed development will be supplied by the existing ESB MV/LV cabling and the MV cabling infrastructure in the greater Cherrywood scheme.

Fallon Design have engaged with ESB Networks, developed a load schedule for the scheme and mapped out a site substation scheme design.

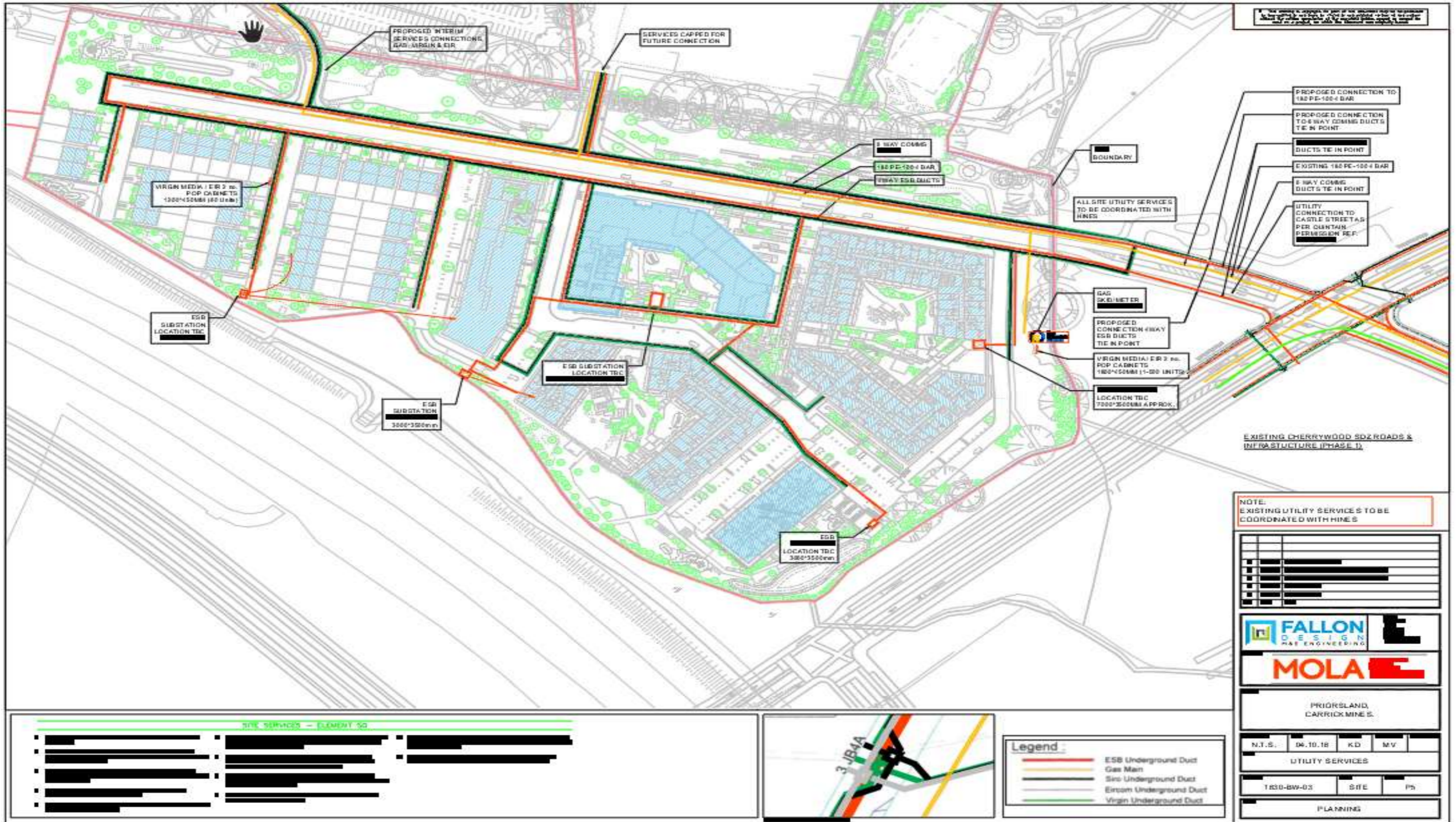
There is an existing ESB Networks overhead LV line crossing the site to be diverted during the site works to the development which will be delivered as part of the project.

3.1 ESB Existing Map Extract:





3.2 ESB Indicative Substation/Unit Substation locations:



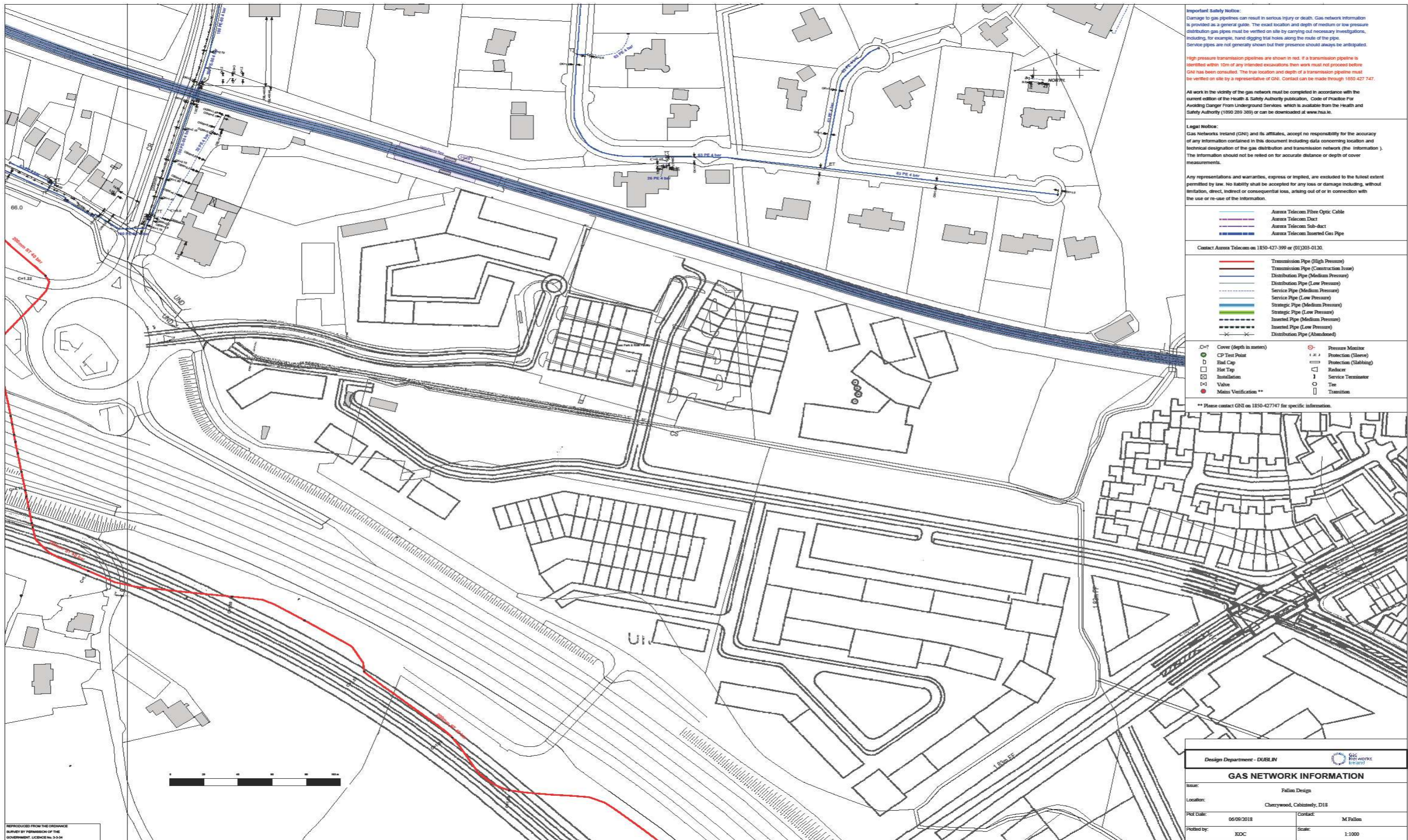
4. Bord Gais – Existing Gas Infrastructure

The proposed development will be supplied by the existing Gas Networks Ireland infrastructure in the greater Cherrywood scheme.

Fallon Design has engaged with Gas Networks Ireland, development a load schedule for the scheme and mapped out proposed site infrastructure.

There is no existing site infrastructure to be diverted or altered as part of the project.

4.1 GAS Network Extract:



5. Media & Communication Providers – Existing Infrastructure

The proposed Priorsland development is currently enabled with a six way media and communication ducting layout to bring all the major utility providers into the Priorsland scheme.

This infrastructure shall be continued into the entire scheme and maintained for the maximum flexibility of the residents of Priorsland into the future.