



Energy Statement

Proposed Strategic Housing Development at Fosterstown North,
Dublin Road / R132, Swords, Co. Dublin

April 2022

Waterman Moylan Consulting Engineers Limited

Block S Eastpoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
www.waterman-moylan.ie



Client Name: J. Murphy (Developments) Limited
Document Reference: 17-062r.009
Project Number: 17-062

Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015)

Issue	Date	Prepared by	Checked by	Approved by
1	23-03-22	N. Coughlan	N. Coughlan	Draft
2	11-04-22	N. Coughlan	M. Dolan	N. Coughlan
3	12-04-22	N. Coughlan	M. Dolan	N. Coughlan

Comments

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1. Introduction

This Energy Statement has been prepared by Waterman Moylan as part of the planning documentation for a proposed residential development at Fosterstown North, Dublin Road / R132, Swords, Co. Dublin

The proposed development comprises a Strategic Housing Development of 645 no. residential units (comprising of 208 no. 1 bedroom units, 410 no. 2 bedroom units, and 27 no. 3 bedroom units), in 10 no. apartment buildings, with heights ranging from 4 no. storeys to 10 no. storeys, including undercroft / basement levels (for 6 no. buildings). The proposals include 1 no. community facility in Block 1, 1 no. childcare facility in Block 3, and 5 no. commercial units (for Class 1-Shop, or Class 2- Office / Professional Services or Class 11- Gym or Restaurant / Café use, including ancillary takeaway use) in Blocks 4 and 8. The proposal includes all associated and ancillary development.

This report identifies the energy standards with which the proposed development will have to comply and also sets out the overall strategy that will be adopted to achieve these energy efficiency targets.

The dwellings will be required to minimise overall energy use and to incorporate an adequate proportion of renewable energy in accordance with Building Regulations Part L 2021, Conservation of Energy & Fuel (hereinafter referred to as "*Part L 2021 Dwellings*"). The creche, Community Facility and Commercial Units will be designed to meet the requirements of Building Regulations Part L 2021, Buildings Other than Dwellings (hereinafter referred to as "*Part L 2021 BOTD*").

This design input provided by Waterman Moylan during the pre-planning design stage and the production of this report represents compliance with Objective EN09 of the Fingal Development Plan 2017 to 2023.

The adoption of the most appropriate of the renewable energy measures described within the report will ensure compliance with EN04 of the development plan.

2. Building Regulations Part L 2021 Dwellings

Compliance with Building Regulations *Part L 2021 Dwellings* is broken down into six distinct categories, known as Regulation 8; parts (a) to (f).

A summary of each of these parts as listed in Technical Guidance Document L 2011 is provided below together with a description of what is required to demonstrate compliance and suggested routes to meeting the required standards.

2.1 Regulation 8 Part (a)

The regulation requires that:

Providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related carbon dioxide (CO₂) to that of a nearly zero energy building within the meaning of the Directive insofar as is reasonably

Part (a) is the overarching compliance target which stipulates the required overall reduction in energy consumption and carbon emissions for new dwellings.

This requires that the energy consumption and carbon emissions of every dwelling is assessed using the DEAP software and that reductions of 70% in energy consumption and 65% in carbon emissions are achieved. The baseline against which this reduction is to be measured is considered to be a dwelling which is constructed to perfectly comply with the 2005 version of Building Regulations Part L.

The ratio of the energy consumed by the proposed dwelling to a similar dwelling constructed to 2005 energy efficiency standards is referred to as the “Energy Performance Co-efficient”

2.2 Regulation 8 Part (b)

The regulation requires that:

Providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources, including energy from renewable sources produced on-site or nearby;

This requires that the all new dwellings are provided with a renewable energy source. The regulations state that 20% of the total energy consumed within the dwelling must be provided from renewable thermal sources (solar thermal, biomass, heat pumps) or renewable electrical sources (Photovoltaic, Micro-wind).

In practical terms, for a multiple unit development, this requirement is usually met by incorporating PV panels at roof level, incorporating air source heat pump technology or by adding an element of biomass or micro-CHP to a district heating scheme.

Where CHP is included, the renewable energy is considered to be the waste heat which is generated as a by-product of the electricity produced. Specific calculation methods are set out within TGD *Part L 2021 Dwellings* which detail how compliance should be demonstrated.

2.3 Regulation 8 Part (c)

The regulation requires that:

Limiting heat loss and, where appropriate, availing of heat gain through the fabric of the building;

This requires that the fabric of the building is designed to minimise heat loss from the building and that the air permeability of the structure limits the unwanted passage of air into the building.

Typical compliant U-Values are as follows.

Pitched roof	0.16 W/m ² K
Flat roof	0.20 W/m ² K
Walls	0.18 W/m ² K
Floor	0.18 W/m ² K
Windows	1.4 W/m ² K

The u-values of individual elements can be relaxed if required provided that compensatory measures are taken on other elements and that the overall area weighted u-value for the entire dwelling is the same as it would have been if all individual elements had complied.

The thermal bridging details of junctions in the envelope of the building (floor-wall; wall-window; wall-roof, etc) must also be designed and constructed in accordance with the guidance set out in Limiting Thermal Bridging and Air Infiltration – Acceptable Construction Details

Every dwelling must also be subjected to an air pressure test to determine the air tightness. All dwellings must achieve an air tightness of less than 5m³/m²/hour when tested at 50 Pascals. In multiple dwelling developments with repeating apartment types, testing can be conducted on a representative sample of units in accordance with Table 1.5.4.3 of TGD *Part L 2021 Dwellings*.

2.4 Regulation 8 Parts (d & e)

The regulation requires that:

Providing and commissioning energy efficient space and water heating systems with efficient heat sources and effective controls;

Providing that all oil and gas fired boilers shall meet a minimum seasonal efficiency of 90%;

These require that gas or oil-fired boilers are at least 90% efficient and that heating controls allow independent time control of the heating (2 zones for dwellings larger than 100m²) and hot water. Heating in each zone should also be controlled by room thermostats (in the case of heating) and cylinder stats (in the case of hot water).

2.5 Regulation 8 Parts (f)

The regulation requires that:

Providing to the dwelling owner sufficient information about the building, the fixed building services and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.

This requires that information is provided to the dwelling owner which relates to the effective and efficient operation of the systems installed in that dwelling. Instructions on how to control the heating & hot water systems based on time and temperature requirements.

2.6 Requirements for Common Areas

Section 0.1.2.3 requires that:

Where a new dwelling forms part of a larger building, the guidance in this document applies to the individual dwelling, and the relevant guidance in Technical Guidance Document L - Conservation of Fuel and Energy – Buildings other than dwellings applies to the non-dwelling parts of the building

such as common areas (including common areas of apartment blocks), and in the case of mixed-use developments, the commercial or retail space.

This requires that the common areas of the apartment blocks are design to meet *Part L 2021 BOTD*

for Buildings Other Than Dwellings and will require that a portion of the energy demand for the common areas is met by a renewable energy source.

2.7 S.I No 393 of 2021 - Regulation 5 Part (e)

The regulation requires that:

For a new building (containing one, or more than one, dwelling), where there are more than 10 car parking spaces, ducting infrastructure, consisting of conduits for electric cables, should be provided for every parking space, to enable the subsequent installation of recharging points for electric vehicles where:

- the car park is located inside the building, e.g. a basement car park; or*
- the car park is physically adjacent to the building, i.e. the car park is within the curtilage of the site.*

This requires that ducting provision for the future installation of car charging point be made in all carparks with more than 10 parking spaces associated with multi-unit residential buildings.

3. Building Regulations Part L 2021 (Building Other than Dwellings)

Compliance with Building Regulations *Part L 2021 BOTD* is broken down into seven distinct categories, known as Regulation L5 parts (a) to (i).

A summary of each of these parts as listed in Technical Guidance Document L 2021 BOTD is provided below together with a description of what is required to demonstrate compliance and suggested routes to meeting the required standards.

3.1 Regulation L5 Parts (a)

The regulation requires that:

(a) providing that the energy performance of the building is such as to limit the calculated primary energy consumption and related Carbon Dioxide (CO₂) emissions to a Nearly Zero Energy Building level insofar as is reasonably practicable, when both energy consumption and Carbon Dioxide emissions are calculated using the Non-domestic Energy Assessment Procedure (NEAP) published by Sustainable Energy Authority of Ireland;

Part (a) is the overarching compliance target which stipulates the required overall reduction in energy consumption and carbon emissions for new commercial buildings.

This requires that the energy consumption and carbon emissions of every building is assessed using the SBEM software and that the energy consumption and carbon emissions associated with the building being assessed are in line with the required standards.

3.2 Regulation L5 Parts (b)

The regulation requires that:

providing that, the nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources produced on-site or nearby.

This requires that Renewable Energy Technologies are provided. This to be reflected by Renewable Energy Ratio (RER) which is the ratio of the primary energy from renewable energy sources to total primary energy as defined and calculated in NEAP. RER for commercial buildings was as follows

- Where the MPEPC of 1.0 and MPCPC of 1.15 is achieved an RER of 0.20
- Where an EPC of 0.9 and a CPC of 1.04 is achieved an RER of 0.10

3.3 Regulation L5 Parts (c)

The regulation requires that:

limiting the heat loss and, where appropriate, availing of the heat gains through the fabric of the building.

This requires that the fabric of the building is designed to minimise heat loss from the building and that the air permeability of the structure limits the unwanted passage of air into the building.

Typical compliant U-Values are as follows.

Pitched roof	0.16 W/m ² K
Flat roof	0.20 W/m ² K
Walls	0.21 W/m ² K
Floor	0.21 W/m ² K
Windows	1.6 W/m ² K

The u-values of individual elements can be relaxed if required provided that compensatory measures are taken on other elements and that the overall area weighted u-value for the entire building is the same as it would have been if all individual elements had complied.

The thermal bridging details of junctions in the envelope of the building (floor-wall; wall-window; wall-roof, etc) must also be designed and constructed in accordance with Acceptable Construction Details and/or certified details for all key junctions.

Building must also be subjected to an air pressure test to determine the air tightness and must achieve an air tightness of less than 5m³/m²/hour when tested at 50 Pascals.

3.4 Regulation L5 Parts (d)

The regulation requires that:

providing and commissioning energy efficient space heating and cooling systems, heating and cooling equipment, water heating systems, and ventilation systems, with effective controls.

This requires that heat- generators should be designed and installed so that they operate efficiently over the range of loading likely to be encountered. This means that gas or oil-fired boilers are at least 86% efficient for output less than 70kW and 93% efficient for output over 70kW. Space and water heating systems should be effectively controlled so as to limit energy use by these systems.

Additionally, buildings should be designed and constructed in such way that there is no requirement for excessive installed capacity of Air Conditioning and Mechanical Ventilation for cooling purposes and the ventilating and cooling systems installed are energy efficient and are capable of being controlled to achieve optimum energy efficiency.

3.5 Regulation L5 Parts (e)

The regulation requires that:

ensuring that the building is appropriately designed to limit need for cooling and, where air-conditioning or mechanical ventilation is installed, that installed systems are energy efficient, appropriately sized and adequately controlled.

This requires that the glazed elements of the proposed building are design to limit solar gain to acceptable levels. Design approaches that are often adopted to address this requirement include reducing total glazing areas, introducing internal or external shading devices or using specifically selected solar control glazing to reduce the solar gain.

3.6 Regulation L5 Parts (f)

The regulation requires that:

limiting the heat loss from pipes, ducts and vessels used for the transport or storage of heated water or air.

this requires that hot water storage vessels, pipes and ducts associated with the provision of heating and hot water in a building should be insulated to limit heat loss, except where the heat flow through the wall of the pipe, duct or vessel is always useful in conditioning the surrounding space.

3.7 Regulation L5 Parts (g)

The regulation requires that:

limiting the heat gains by chilled water and refrigerant vessels, and by pipes and ducts that serve air conditioning systems.

this requires that storage vessels for chilled water and refrigerant, and pipes and ducts that serve air-conditioning systems should be insulated to limit heat gain from the surrounding environment.

3.8 Regulation L5 Parts (h)

The regulation requires that:

providing energy efficient artificial lighting systems and adequate control of these systems.

this requires that artificial lighting systems shall be designed and controlled so as to ensure the efficient use of energy for this purpose. Lighting controls should encourage the maximum use of daylight and help avoiding unnecessary artificial lighting.

3.9 Regulation L5 Parts (i)

The regulation requires that:

providing to the building owner or occupants sufficient information about the building, the fixed building services, controls and their maintenance requirements so that the building can be operated in such a manner as to use no more fuel and energy than is reasonable.

This requires that information is provided to the dwelling owner which relates to the effective and efficient operation of the systems installed in that dwelling. Instructions on how to control the heating & hot water systems based on time and temperature requirements.

3.10 S.I No 393 of 2021 - Regulation 5 Part (e)

The regulation requires that:

A building which has more than 10 car parking spaces, that is (i) new, or (ii) undergoing major renovation, shall have installed at least one recharging point and ducting infrastructure (consisting of conduits for electric cables) for at least one in every 5 car parking spaces

This requires that at least one functioning charging point be provided for car parks with more than 10 parking spaces and that a ducting provision be made for the future installation of additional charging points for one in every 5 spaces.

4. Building Fabric

Before considering efficient building services or renewable energy systems, the form and fabric of a building must be assessed and optimised so as to reduce the energy demand for heating, lighting and ventilation. Target performance levels have been identified by the design team and are presented below.

4.1 Elemental U-Values

The U-Value of a building element is a measure of the amount of heat energy that will pass through the constituent element of the building envelope. Increasing the insulation levels in each element will reduce the heat lost during the heating season and this in turn will reduce the consumption of fuel and the associated carbon emissions and operating costs.

It is the intention of the design team to exceed the requirements of the building regulations. Target U-Values are identified below.

U-Values	Range of Target Values Proposed	Part L 2021 (Dwellings) Compliant Values	Part L 2021 (BOTDI) Compliant Values
Floor	0.10 to 0.18 W/m ² K	0.18W/m ² K	0.21W/m ² K
Roof (Flat)	0.12 to 0.20 W/m ² K	0.20 W/m ² K	0.20 W/m ² K
Roof (Pitched)	0.10 to 0.16 W/m ² K	0.16 W/m ² K	0.16 W/m ² K
Walls	0.10 to 0.18 W/m ² K	0.18 W/m ² K	0.21 W/m ² K
Windows	0.9 to 1.4 W/m ² K	1.4W/m ² K	1.6W/m ² K

4.2 Air Permeability

A major consideration in reducing the heat losses in a building is the air infiltration. This essentially relates to the ingress of cold outdoor air into the building and the corresponding displacement of the heated internal air. This incoming cold air must be heated if comfort conditions are to be maintained. In a traditionally constructed building, infiltration can account for 30 to 40 percent of the total heat loss, however construction standards continue to improve in this area.

With good design and strict on-site control of building techniques, infiltration losses can be significantly reduced, resulting in equivalent savings in energy consumption, emissions and running costs.

In order to ensure that a sufficient level of air tightness is achieved, air permeability testing will be specified in tender documents, with the responsibility being placed on the main contractor to carry out testing and achieve the targets identified in the tender documents.

A design air permeability target of **3 m³/m²/hr** has been identified for the apartments on the site.

The air permeability testing will be carried out in accordance with BS EN 13829:2001 'Determination of air permeability of buildings, fan pressurisation method' and CIBSE TM23: 2000 'Testing buildings for air leakage'

4.3 Thermal Bridging

Thermal bridges occur at junctions between planar elements of the building fabric and are typically defined as areas where heat can escape the building fabric due to a lack of continuity of the insulation in the adjoin elements.

Careful design and detailing of the manner in which insulation is installed at these junctions can reduce the rate at which the heat escapes. Standard good practice details are available and are known as Acceptable Construction Details (ACDs). Adherence to these details is known to reduce the rate at which heat is lost.

The rate at which heat is lost is quantified by the Thermal Bridging Factor of the dwelling and measured in W/m^2K . The Thermal Bridging Factor is used in the overall dwelling Part L calculation, this value can be entered in three different ways:

0.15 W/m^2K	Used where the ACDs are not adhered to
0.08 W/m^2K	Used where the ACDs are fully adhered to
< 0.08 W/m^2K	Used where the thermal details are thermally modelled and considered to perform better than the ACDs

It is intended that the ACDs will be adhered where suitable benchmarks exist and that thermal modelling will be carried out for any non-standard junction details within proposed development and that the resultant Thermal Bridging Factor will be less than 0.08 W/m^2K .

5. Heat Sources & Renewable Energy Options & Proposals

All new dwellings must meet overall energy performance levels (as defined by the Energy Performance Coefficient - EPC) and must have a portion of their annual energy demand provided by renewable energy sources.

The renewable energy source can be thermal energy such as solar thermal collection, biomass boilers or heat pumps or it can be electrical energy as generated by photovoltaic solar panels or wind turbines. The minimum renewable energy contributions defined in *Part L 2021 Dwellings* Part (b) is 20% of the total energy consumption for the dwelling.

Two main fuel sources are generally available for developments of this nature, natural gas and electricity. Each present distinct options for compliance with the new standards. Solutions involving gas as the primary fuel source will typically include a solar technology such as PV panels to meet the renewable energy requirements while solutions relying on electricity will include heat pump technology.

The options presented in Sections 4.1 to 4.3 below set out three possible means of complying with *Part L 2021 Dwellings* for the apartments. Each is based on the building fabric performance levels identified in Table 1 in Section 3.

The final selection and combination of technologies will most likely be selected from these options based on a more in-depth technical and financial appraisal of the technologies which will be carried out during detailed design.

5.1 Option 1 – Individual Plant with Exhaust Air Heat Pumps

Exhaust Air heat pumps (EAHPs) operate in a very similar manner to the more conventional air source heat pumps and utilise grid supplied electricity to extract thermal energy from a heat source, in this case, the internal air within the apartment. The internal air is extracted from kitchens and wet rooms and is drawn into the heat pump via ductwork in the ceiling void. The heat pump extracts heat from this air before expelling it from the apartment.

As noted in Section 4.2 above, the electricity consumed is not renewable energy but the efficiency at which a heat pump operates allows a significant portion of the heat delivered to the dwelling be considered as renewable.

There are a number of manufacturers offering products of this type and the certified seasonal efficiencies of some models can exceed 450% in heating mode and 170% to 190% in hot water mode. These efficiencies can deliver Part L 2021 compliance in most circumstances but in some instances may need supplementary PV panels in order to meet the required energy targets.

There is no requirement for a separate Mechanical Extract Ventilation (MEV) systems when an exhaust air heat pump is used as the heat pump draws the air from all wet rooms in the same manner as an MEV system would. The fan will run continuously to ensure that the minimum ventilation rates are maintained and the supply air to the dwelling is provided through trickle vents in each habitable room.

5.2 Option 2 – Electric Heaters, Hot Water Heat Pumps, Heat Recovery Ventilation & PV Panels

This approach includes the provision of electric storage and/or convector heaters in the living & sleeping areas to meet all of the space heating requirements with electric towel rads provided in main bathrooms and en-suites.

The hot water demand is met by a hot water heat pump which utilise grid supplied electricity to extract thermal energy from a heat source in a similar manner to an Exhaust Air Heat Pump. The heat pump is ducted directly to the external façade through insulated supply & exhaust ductwork and uses external air

for the hot water needs. It can use up to 3 times less electricity than direct acting water heaters and produces renewable energy to aid Part L compliance.

Heat Recovery Ventilation would then be provided in order meet the ventilation needs of the apartments. Air is extracted from wet rooms and supplied to living spaces via a central unit which contains supply and extract fans and a heat exchanger. This system recovers the heat from the warm air being extracted from the dwelling and uses the heat recovered to raise the temperature of the incoming air stream leading to improved overall efficiency.

PV panels are also then needed to improve the overall renewable energy contribution and improve the overall energy performance of the dwellings. Generally, 1 or 2 PV panels will be required for each apartment.

5.3 Option 3 - District Heating

This approach would involve the generation of heat in a central location on the site and the distribution of this heat to each apartment via a network district heating pipework. The central plant used to generate the heat could include Air Source Heat Pumps, Combined Heat and Power (CHP) plant and high efficiency gas fired condensing boilers.

A CHP unit uses gas as its energy source to create electricity which can be utilised within the proposed development. This process of creating electricity results in the generation of “waste heat” which can then be used to meet a proportion of the heating and hot water demands of the housing development. Since the waste heat is captured it can be considered to be renewable energy and therefore contributes towards the overall 20% renewable energy requirement.

The large Air Source Heat Pumps (ASHPs) operate in the same manner as the smaller units incorporated in houses or apartments but at a larger scale, with outputs of up to 90kW. The heat generated is fed in to the district heating network from where it can be supplied to the apartments. Typically, approximately 40% to 50% of the heat supplied is considered to be renewable energy.

The gas fired boilers act to top-up the heat produced by the CHP and heat pumps by raising the temperature of district heating system to the required level and by supplementing the overall heat production in the coldest periods of the year. Averaged over the year, the gas boilers will meet less than 30% of the total heat demand.

Heating pipework will be installed throughout the scheme to distribute the heat generated in the plant room throughout the apartment development, serving each apartment via a heat interface unit (HIU). The HIU will both control and meter the consumption of heat and hot water within each individual dwelling allowing occupants to set the times they need space heating and ensuring they are charged accordingly.

5.4 Apartment Corridors/Landlord Areas

In accordance with the requirements of *Part L 2021 Dwellings*, the common areas within the apartment blocks are required to meet the requirements of Part L 2021 for “Buildings Other Than Dwellings”. Under *Part L 2021 BOTD*, a portion (10% to 20%) of the energy demand of the common areas must be met by a renewable energy source. The energy demand within these spaces will be exclusively provided by electrical energy (lighting, space heating & lifts etc) so a photovoltaic array would be best suited to meet this renewable energy demand.

6. Heat Sources & Renewable Energy Options – Creche, Community Facility & Commercial Units

All new commercial buildings (Buildings Other Than Dwellings) must meet the overall energy performance standards and have a portion of their annual energy demand provided by renewable energy sources as set out in Part L 2021 Dwellings. This can be thermal energy such as **solar thermal collection, biomass boilers** or **heat pumps** or it can be electrical energy as generated by **photovoltaic solar panels** or **wind turbines**.

The minimum renewable energy contributions for a development of this nature is defined in *Part L 2021 BOTD* L5 Part (b) and is measured by the Renewable Energy Ratio (RER). This is the ratio of the primary energy from renewable energy sources to total primary energy demands of the building. Depending on the overall performance of the building, as measured by the EPC and CPC the required renewable energy contribution is either 20% or 10%

In order to determine the most efficient and effective means of complying with the requirements of Part L 2021BOTD Part (b) a detailed assessment of the various renewable energy systems available will be conducted during the design stage using the SBEM calculation methodology.

There is a wide variety of possible solutions for heating, cooling and ventilation of non-domestic buildings which can be tailored to suit the proposed uses of the spaces and to meet the occupancy needs. Some spaces may require mechanical ventilations systems or comfort cooling to meet the required internal comforts levels, while others may simply need heating and natural ventilation. Hot water demands in non-domestic buildings also vary considerably depending on building use.

As part of the detailed design process, an SBEM analysis will be carried out to assess the proposed design solutions for compliance with the requirements of *Part L 2021 BOTD*. Typical design solutions that will be assessed will include the following:

- Water based heating systems incorporating air source heat pumps or condensing gas boilers
- Natural ventilation where possible
- Mechanical ventilation systems incorporating heat recovery and/or heat pump technology
- Comfort cooling where required with inverter driven, R32 air conditioning technology
- LED lighting with occupancy and daylight controls
- Solar renewable energy systems (photovoltaic or solar thermal) if required to meet renewable contribution energy targets

7. Electric Vehicle Charging

All new commercial buildings (residential and non-residential) must make a provision for charging electric vehicles. This applies where more than 10 parking spaces are provided.

For non-residential buildings, the regulations state that at least one active and functioning car charging space be provided and that future provision, in the form of cable ducting, be made for at least 1 in every 5 remaining spaces. Furthermore, at least 1 recharging point (or 5% of the total recharging point provision, whichever is the greater), should be allocated to the accessible parking spaces that are provided on the site.

For residential buildings, the regulations state that future provision, in the form of cable ducting and capacity on distribution boards and meters etc. be made for at all parking spaces associated with multi-unit developments with more than 10 parking spaces.

The proposed multi-unit residential development includes a total of 363 parking spaces split between surface level, undercroft and basement and serving both the residential and non-residential aspects of the development. Across the scheme, a total of 37 active EV charging spaces will be provided and future provision, in the form of ducting/cable containment will be provided for all remaining spaces.

Since the development includes a mix of residential and non-residential units, the location of the charging points will be such that they will serve parking spaces allocated to parking spaces serving both parking allocations. Provision will also be made for EV charging in parking spaces that are designated as being Part M accessible.

8. Proposed Solutions

The preceding sections of this report set out the regulatory requirements with which the scheme will have to comply while identifying a number of technologies and design approaches that may be utilised to achieve compliance.

The building fabric standards and the technology solutions discussed will all be assessed in greater detail during the detailed design stage of the project. A cost benefit analysis of all these available solutions will be carried out to determine the correct balance between an efficient building envelope and the most appropriate combination of technology and renewable energy systems.

The proposed approach to achieving Part L Compliance will be based on a combination of the solutions below once a detailed analysis has been completed at detailed design stage. A final decision will be made once capital costs, renewable targets and regulation compliance have all been compared to find the most appropriate solution.

8.1 Apartments

The most likely overall solution that will be implemented will include the following measures

- Meet or exceed minimum U-Value standards identified in *Part L 2021 Dwellings*
- Achieve air tightness standards of 3m³/m²/hr
- Ensure thermal bridging details are designed to achieve thermal bridging factors of 0.08W/m²K or less.
- Provide an appropriate combination of technologies to ensure energy consumption is in line with *Part L 2021 Dwellings* requirements. This will either include a centralised/district heating system or individual plant in each apartment (exhaust air heat pumps or electric heaters and hot water heat pumps).
- Install centralised mechanical ventilation systems to ensure adequate ventilation rates are achieved in the dwelling which maximising the benefits of the airtight construction

8.2 Creche & Community Facility and Commercial Units

The most likely overall solution that will be implemented will include the following measures

- Meet or exceed minimum U-Value standards
- Achieve air tightness standards of 5 m³/m²/hr
- Provide an air source heat pump and/or PV panels to meet Part L renewable contribution requirements

9. Existing & Proposed Utilities

9.1 Natural Gas

Gas Networks Ireland have been contacted and an existing natural gas network map for the area surrounding the proposed development has been obtained. Refer to Appendix A

There is an existing natural gas infrastructure in the vicinity of the site and it is expected that there will be sufficient capacity to cater for this new development.

A formal application cannot be made at this stage but will be made as soon as the planning permission has been granted and the addresses are confirmed.

9.2 ESB Networks

ESB Networks have been contacted and an existing ESB network map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is extensive ESB Networks infrastructure in the vicinity of the site and it is expected that there will be sufficient capacity to cater for this new development.

A total of 5 ESB Sub-stations and associated switch rooms have been included in the scheme. The approximate locations of the building substations have been identified to comply with the ESB current guide lines, final agreement will be obtained once the formal application is made.

A formal application cannot be made at this stage but will be made as soon as the planning permission has been granted and the addresses are confirmed.

9.3 Openeir

Openeir have been contacted and an existing Openeir map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is existing Openeir Networks infrastructure in the vicinity of the site, and we understand it has the capacity to cater for this new development. A formal application cannot be made at this stage but will be made as soon as the planning permission is granted.

The Openeir infrastructure will allow for multiple broadband providers.

9.4 Virgin Media

Virgin Media have been contacted and an existing Virgin Media map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is existing Openeir Networks infrastructure in the vicinity of the site, and we understand it has the capacity to cater for this new development. A formal application cannot be made at this stage but will be made as soon as the planning permission is granted.

10. Microwave Telecommunication Channels

The proposed development at Forsterstown has been reviewed to determine the possible impact on existing telecommunications channels. There are a number of existing masts in the vicinity of the site with the closest mast being located on the eastern side of the R132. The height of the proposed development is such that it could impact on some existing telecommunication channels however it is predicted that telecoms providers will be able to reconfigure their signal mapping to mitigate any impacts the proposed development may have.

Provision will be made in the proposed development for the inclusion of microwave repeater / “hop-site” that can be utilised if an existing microwave link is found to be impacted by the development. A more complete analysis will be conducted during the detailed design stage and, if required, a specialist consultant will be appointed to liaise with the design team and with the telecoms operators to ensure that any impacts are addressed and mitigated.



Telecoms Providers masts in the vicinity of the subject site (Source: Comreg Site Viewer)

Appendix A – Existing Utility Maps



TITLE: 20220407-048_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: 07-Apr-2022

** SCALE: 1:2000

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

WARNING

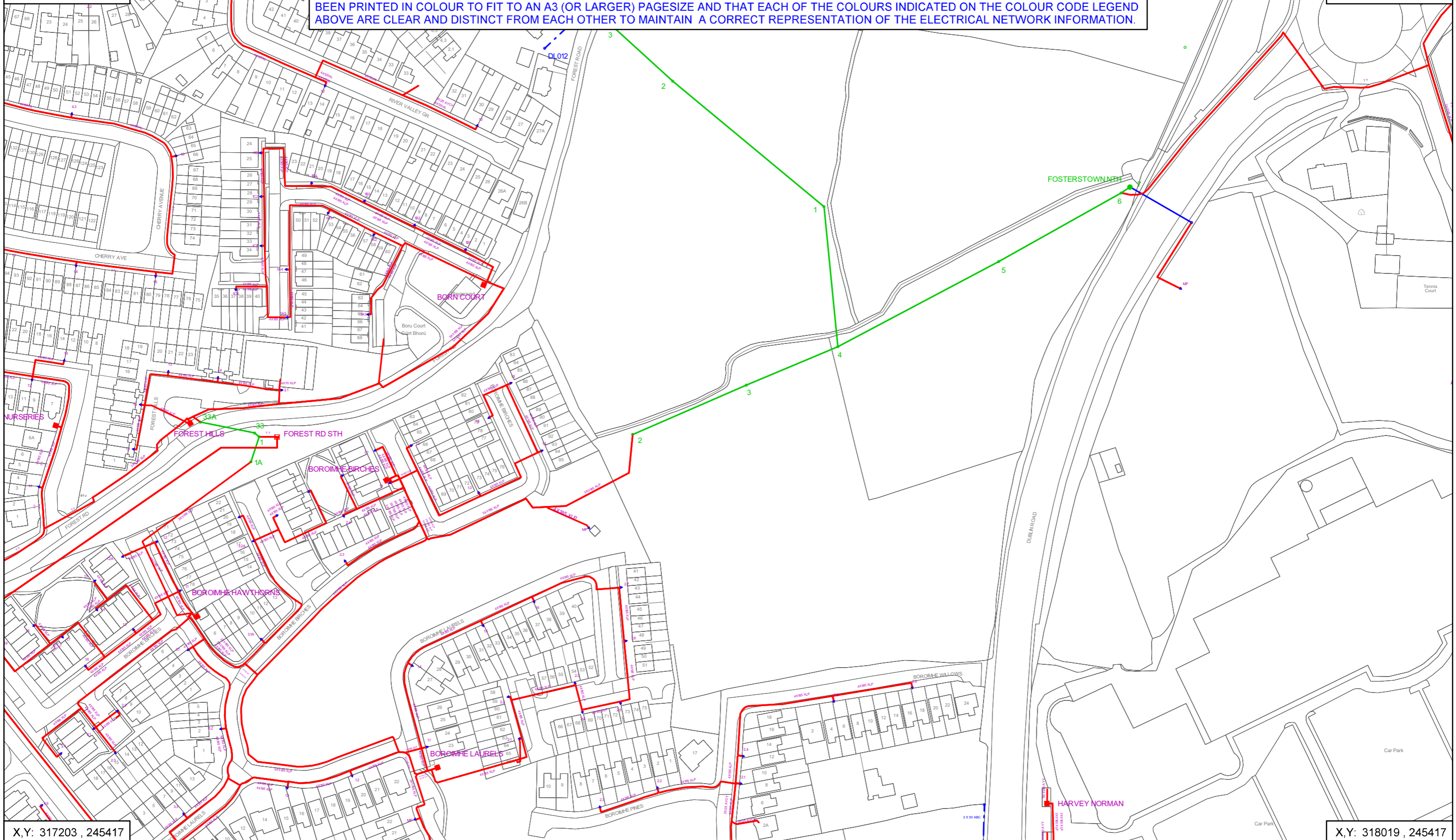
THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS 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. ADDITIONAL MORE DETAILED INFORMATION IS AVAILABLE FOR HIGH VOLTAGE TRANSMISSION UNDERGROUND CABLES (38KV, 110KV, 220KV, 400KV) FROM THE LOCAL ESB NETWORKS TRANSMISSION REPRESENTATIVE - SEE ATTACHED LIST FOR CONTACT DETAILS OR CALL 1850 372 757. NO WORK SHOULD BE CARRIED OUT IN THE VICINITY OF 38KV OR HIGHER VOLTAGE UNDERGROUND CABLES WITHOUT PRIOR CONSULTATION WITH ESB NETWORKS. 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 LOCATER 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.

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X,Y: 317203 , 245901

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: 318019 , 245901





open eir Civil Engineering Infrastructure Service

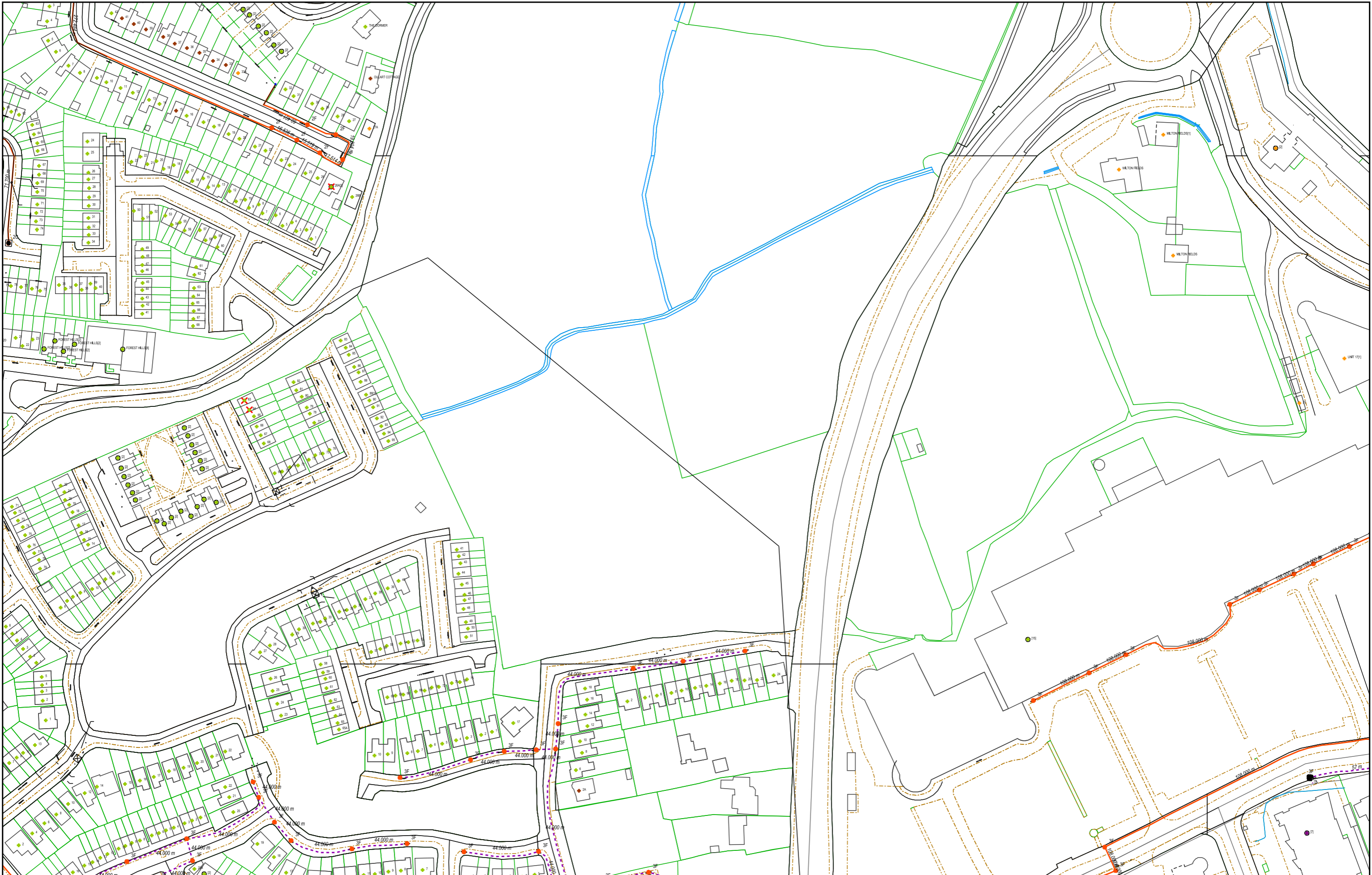
Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 317657 m, 245655 m
Date 06/04/2022	Smallworld Powered by GE




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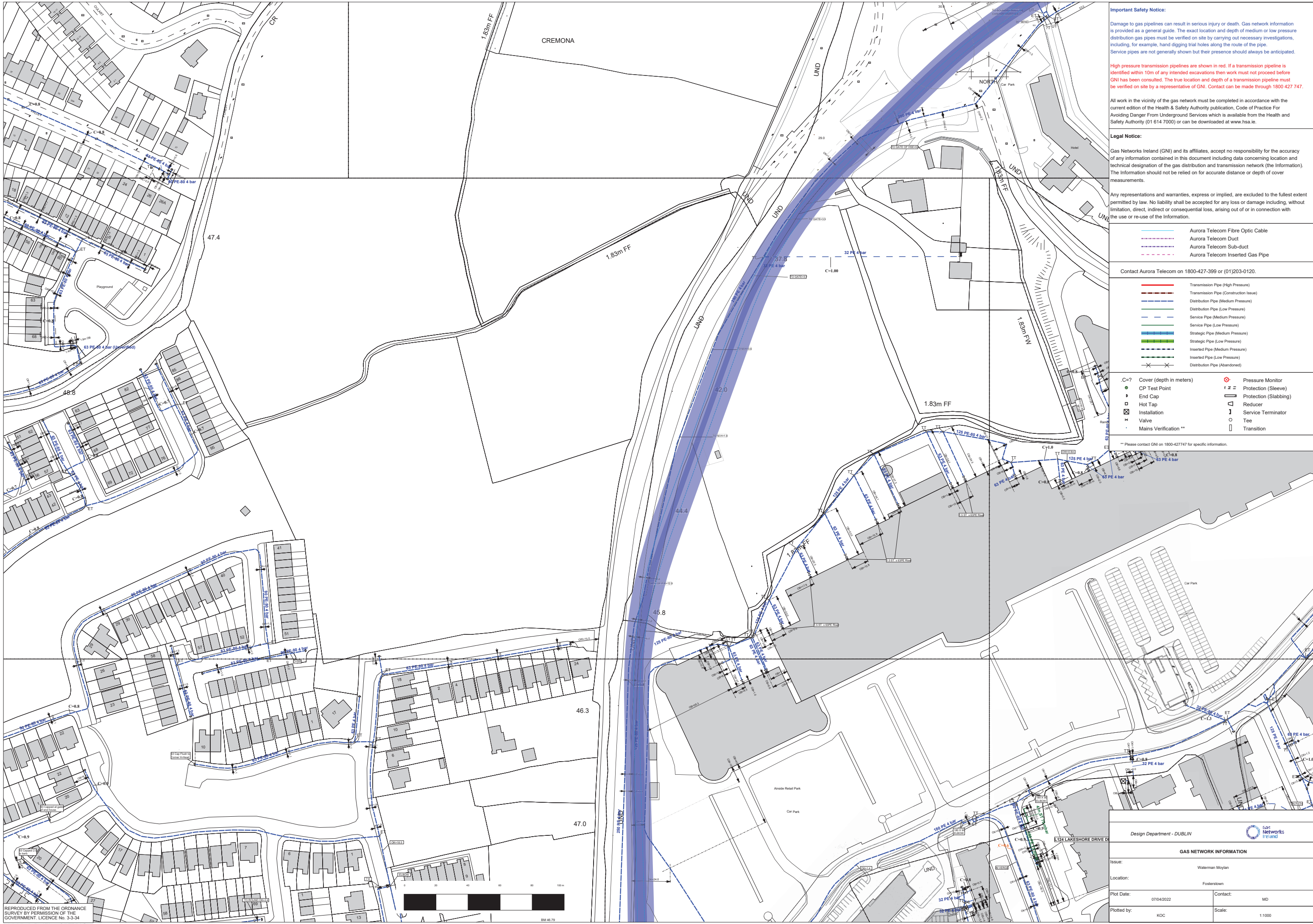



 Unit 7,
 Westgate Business Park,
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 Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified 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 & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (01 614 7000) or can be downloaded at www.hsa.ie.

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Contact Aurora Telecom on 1800-427-399 or (01)203-0120.

	Aurora Telecom Fibre Optic Cable
	Aurora Telecom Duct
	Aurora Telecom Sub-duct Gas
	Aurora Telecom Inserted Gas Pipe

	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 Pipe (Medium Pressure)
	Inserted Pipe (Low Pressure)
	Distribution Pipe (Abandoned)

	C=? Cover (depth in meters)		Pressure Monitor
	CP Test Point		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification **		Transition

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

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Design Department - DUBLIN

GAS NETWORK INFORMATION

Issue: Waterman Moylan

Location: Fosterstown

Plot Date: 07/04/2022 Contact: MD

Plotted by: KOC Scale: 1:1000

UK and Ireland Office Locations

