

# TACK Residential

Former TACK Packaging Site  
Carmanhall Road  
Sandyford Industrial Estate  
Dublin 18



Utilities report  
IN2 Project No. D2005  
06<sup>th</sup> April 2022  
Rev02



## Revision History

Date	Revision	Description
15/12/2021	00	Planning Issue
21/03/2022	01	Planning Issue
06/04/2022	02	Planning Issue

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## 1.0 Executive Summary

This report summarises the existing Engineering Services infrastructure to the proposed development at the former 'TACK Packaging' site.

The existing infrastructure connections have been identified with reference to Utilities Infrastructure record drawings. Existing connections to the building shall be disconnected and removed where applicable.

New infrastructure connections have been considered in the design of the proposed residential development which are referenced within the relevant sections of this report.

The proposed residential development will include 2no. ESB sub-stations located on the new spine road separating this development from the proposed residential development on the adjacent Avid Technology International site.

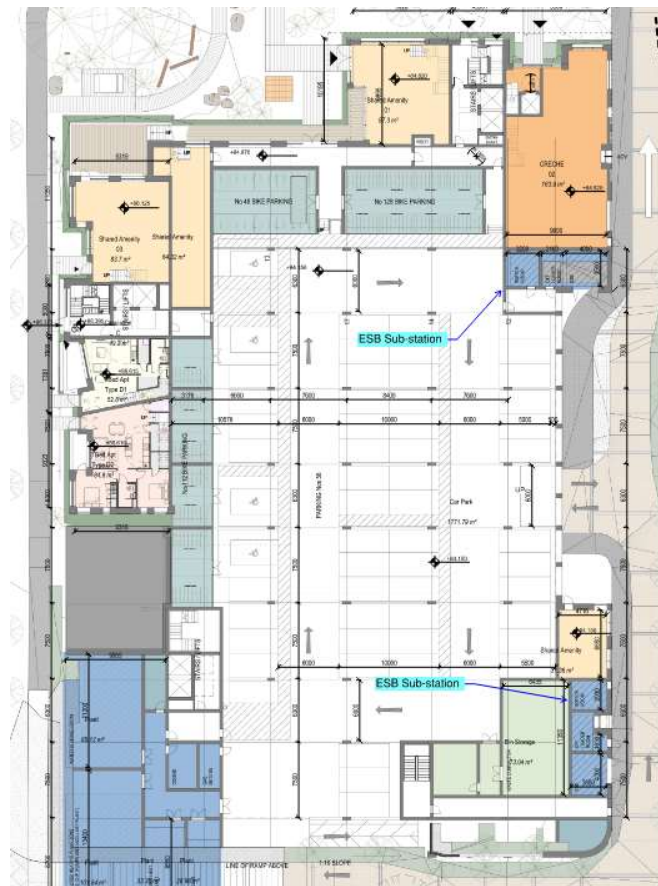


Fig 1.1 ESB Sub-Station locations

A telecoms frame room has been included for incoming infrastructure from Eir ,Virgin Media etc.

The development will be served via a centralised plant room which will require a gas connection.

## 2.0 Project Description

The Tack site measures approximately 0.57 hectares and is located at Carmanhall Road and Ravens Rock Road in Sandyford, Dublin.. The proposed residential development comprises three blocks ranging in height from seven to eight storeys.

The apartments include 48 studios, 103 one beds, 55 two beds and 1 three bed with 415m<sup>2</sup> of shared amenity located at ground level of block C.. The wider development includes a separate proposed residential development of 336 units on the adjacent former Avid Technology International site which is subject to a separate planning application.

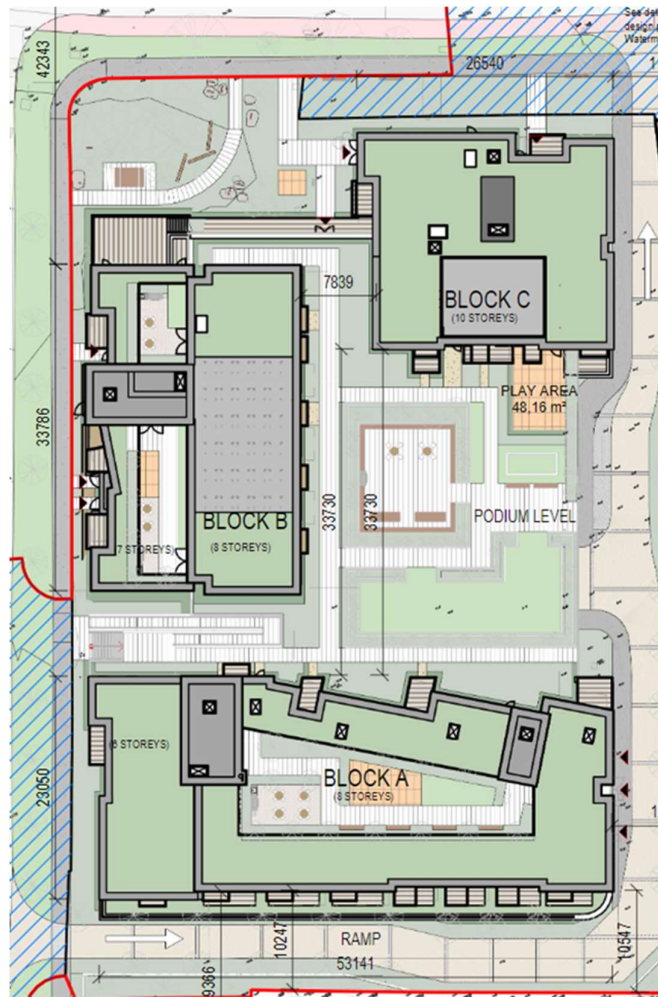


Fig 2.1 Proposed Residential Development

### 3.0 ESB Infrastructure

The site is well located with regards to ESB infrastructure. The ESB Networks drawing below indicates the network distribution capacity to the TACK Residential Site.

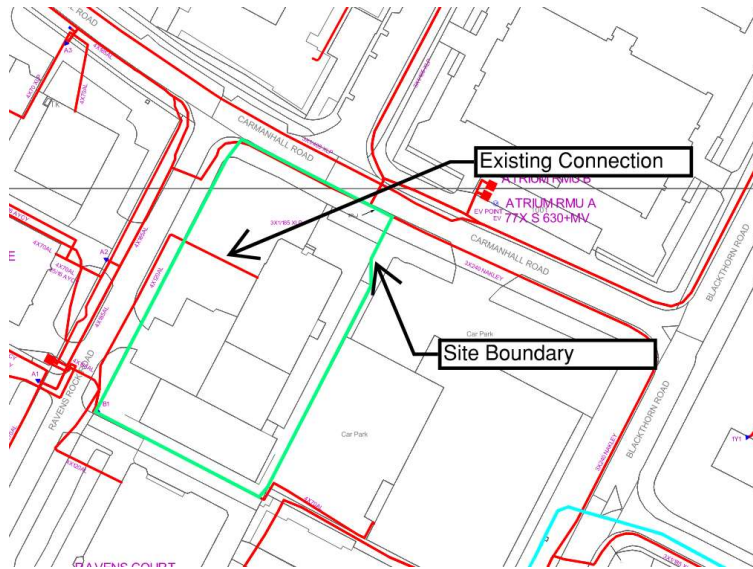


Fig 3.1 ESB Networks Map of Site Surrounds

Initial contact has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development.

An existing LV ESB underground connection will be removed from the site in advance of the construction works.

There will be 2no new ESB sub-stations provided within the footprint of the development. The sub-stations are located within the blocks that they serve, the first located in block A, the second in block C. The sub-stations have been sized to accommodate the full load of the proposed development including all necessary plant and both current and future Electric Vehicle charging, see Section 7.

## 4.0 Gas Infrastructure

Initial contact has been made with Gas Networks Ireland. Gas Networks Ireland have provisionally confirmed that sufficient capacity exists locally to serve the proposed development.

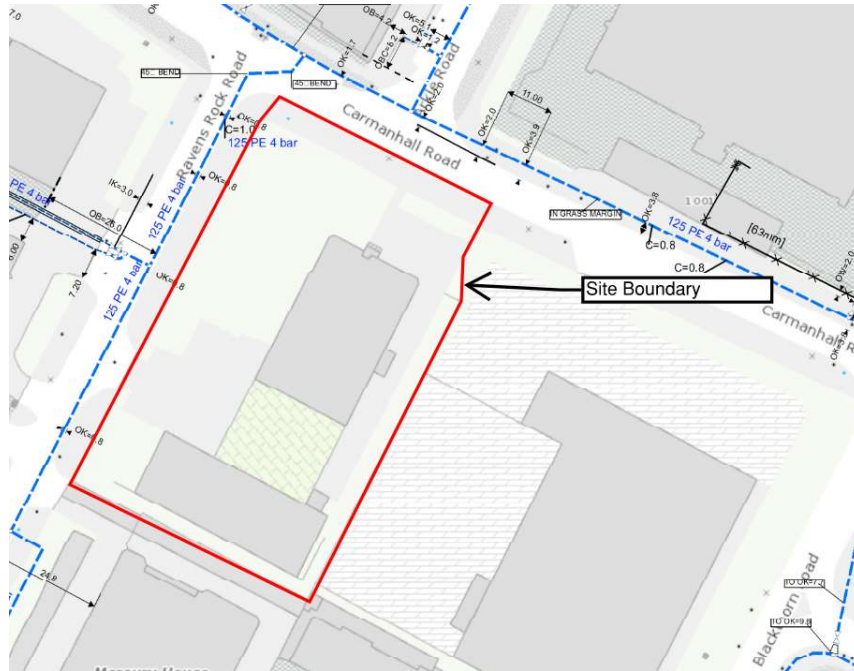


Fig 4.1 Gas Networks Map of Site Surrounds

## 5.0 Telecoms - EIR

EIR infrastructure to the surrounding area is sufficient to service the development subject to final agreement with EIR.

There are a number of Ø110mm ducts running within the pavement either side of Blackthorn road. The same is true of Carmanhall road with a number of existing Ø110mm ducts running within the pavement on either side of the road.

There is currently a 2 No. Ø110mm duct serving the site which shall need to be removed to commence the construction phase of project.

It is proposed to provide a new Landlord comms room in the undercroft where all incoming Telecoms providers shall terminate their incoming cables. All existing EIR Cable connections shall be removed from the site and a new fibre cable connection shall be provided.

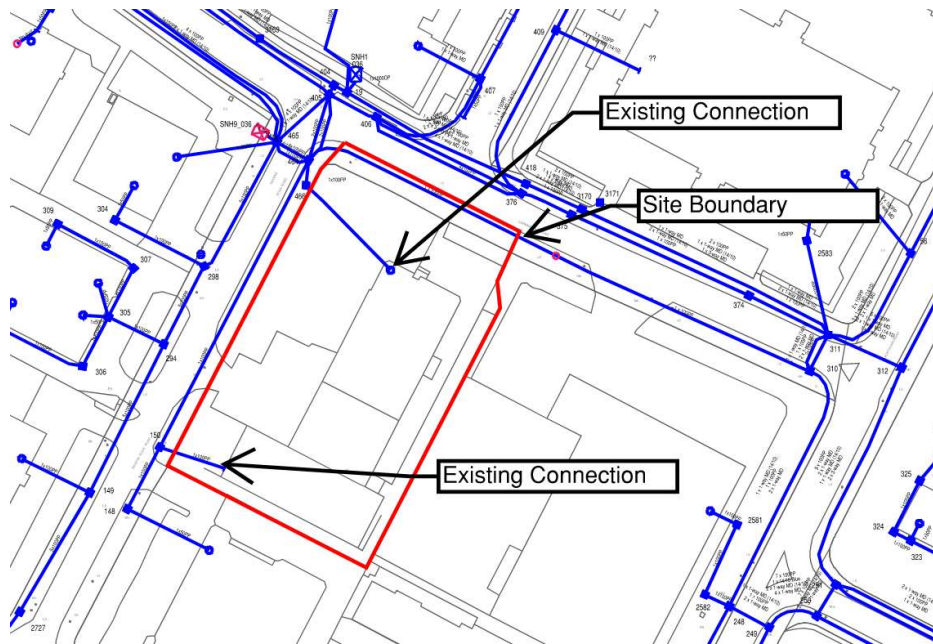


Fig 5.1 EIR Networks Map of Site Surrounds



## 6.0 Telecoms - Virgin Media

Virgin Media infrastructure to the surrounding area is sufficient to service the development subject to final agreement with Virgin Media.

There appears to be Virgin Media network ducting in the pavement to the east and west of the proposed development.



Fig 6.1 Virgin Media Network Map of Site Surrounds

It is proposed to provide a new Landlord comms room in the undercroft where all incoming Telecoms providers shall terminate their incoming cables. A new Virgin media chamber shall be required. This will be connected with a new duct to the basement for future incoming telecom services.

## 7.0 Electric Vehicle Charging

The development will include Electric Vehicle charging points to 6no spaces (more than 10%) of the parking spaces accordance. There will be EV charging infrastructure, comprising cable ducting systems, cable ladders, cable trays, cable trunking systems, conduit, etc., provided to every parking space (59no in total) in compliance with Part L 2021 building regulation requirements.

The infrastructure will be routed back to the main LV landlord electrical supply. The EV infrastructure will be adequately designed to meet the full capacity of all recharging points when installed and appropriately sized for EV charging point capacity. The ESB sub-station has been sized to accommodate the electrical loads associated with the future provision of EV charging to all parking spaces. The ducting infrastructure will be fit for purpose, capped as appropriate and clearly identified. Adequate space will be provided to accommodate all EV Charging point ducting connections and electrical supply equipment and will be adequately designed for maintenance access.

The complete EV infrastructure installations, including associated electrical equipment, etc. will be installed in accordance with the general wiring rules and safety requirements as outlined in the National Rules for Electrical Installations I.S. 10101:2020.

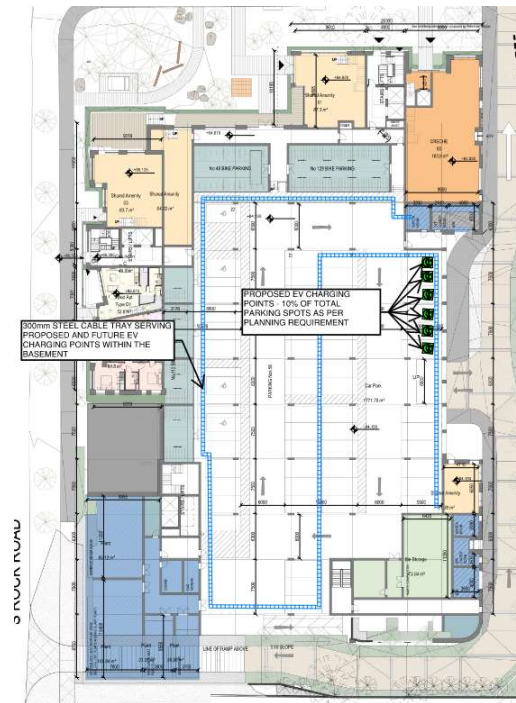


Fig 7.1 Proposed Basement EV Layout

## 8.0 Public Lighting

There are existing DLRCOCO Public lighting light standards located on the Carmanhall road. The Existing lighting columns may need to be relocated or replaced as part of new development, any changes will be agreed with Dun Laoghaire Rathdown Public Lighting department (DLRCOCO).

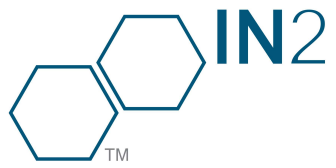
There are no Public lighting light standards on the Tack Site side to Ravens road so no changes required.



Fig 8.1 No Existing DLRCOCO Public Lighting columns on Tack site side of Ravens Rock road



Fig 8.2 Existing DLRCOCO Public Lighting columns on Carmanhall road



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