



Carmanhall Road SHD 2022

Former Avid Technology International Site
Carmanhall Road
Sandyford Industrial Estate
Dublin 18



Utilities report
IN2 Project No. D2005
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Rev04

Revision History

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1.0 Executive Summary

This report summarises the existing Engineering Services infrastructure to the proposed development at the former 'Avid Technology International' 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 Tack Packaging Site.

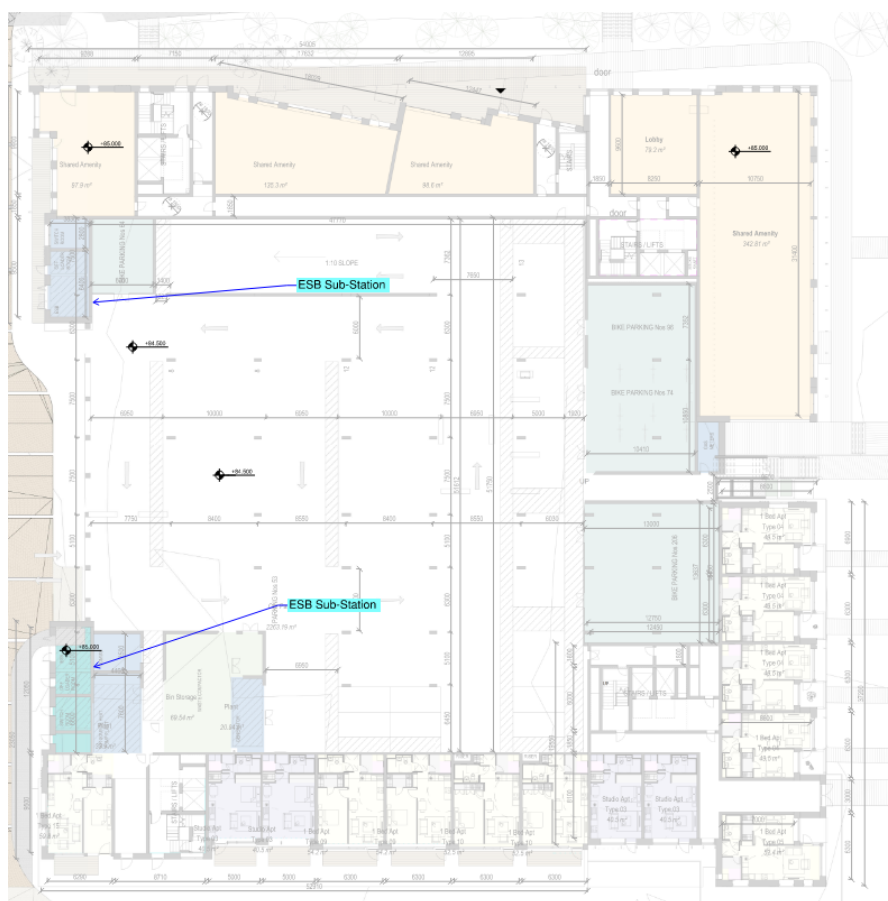


Fig 1.1 ESB Sub-Station locations

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

2.0 Project Description

Atlas GP Limited, intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site of c.0.99 ha at the 'Former Avid Technology site', at the junction of Blackthorn Road and Carmanhall Road Sandyford, Dublin 18.

The proposed development consists of 334 Build to Rent residential apartment units within 4 no. apartment blocks and as follows:

- 79 No. Studio
- 175 No. 1 bed
- 80 No. 2 bed

- All residential units provided with private balconies/terraces to the north/south/east and west elevations
- Crèche 272 sq.m.
- Residential amenity spaces 893 sq.m. (including resident's gym, business centre, multipurpose room, staff facilities, multimedia/cinema room, shared working space, concierge and games room)
- Height ranging from 5 to 16 storeys (over basement)
- Landscaped communal space in the central courtyard
- Provision of a new vehicular entrance from Ravens Rock Road and egress to Carmanhall Road
- Provision of pedestrian and cycle connections
- 125 No. Car Parking, 6 No. Motorcycle Parking and 447no.cycle spaces at ground floor/undercroft and basement car park levels
- Plant and telecoms mitigation infrastructure at roof level

The development also includes 2 no. ESB substations, lighting, plant, storage, site drainage works and all ancillary site development works above and below ground.

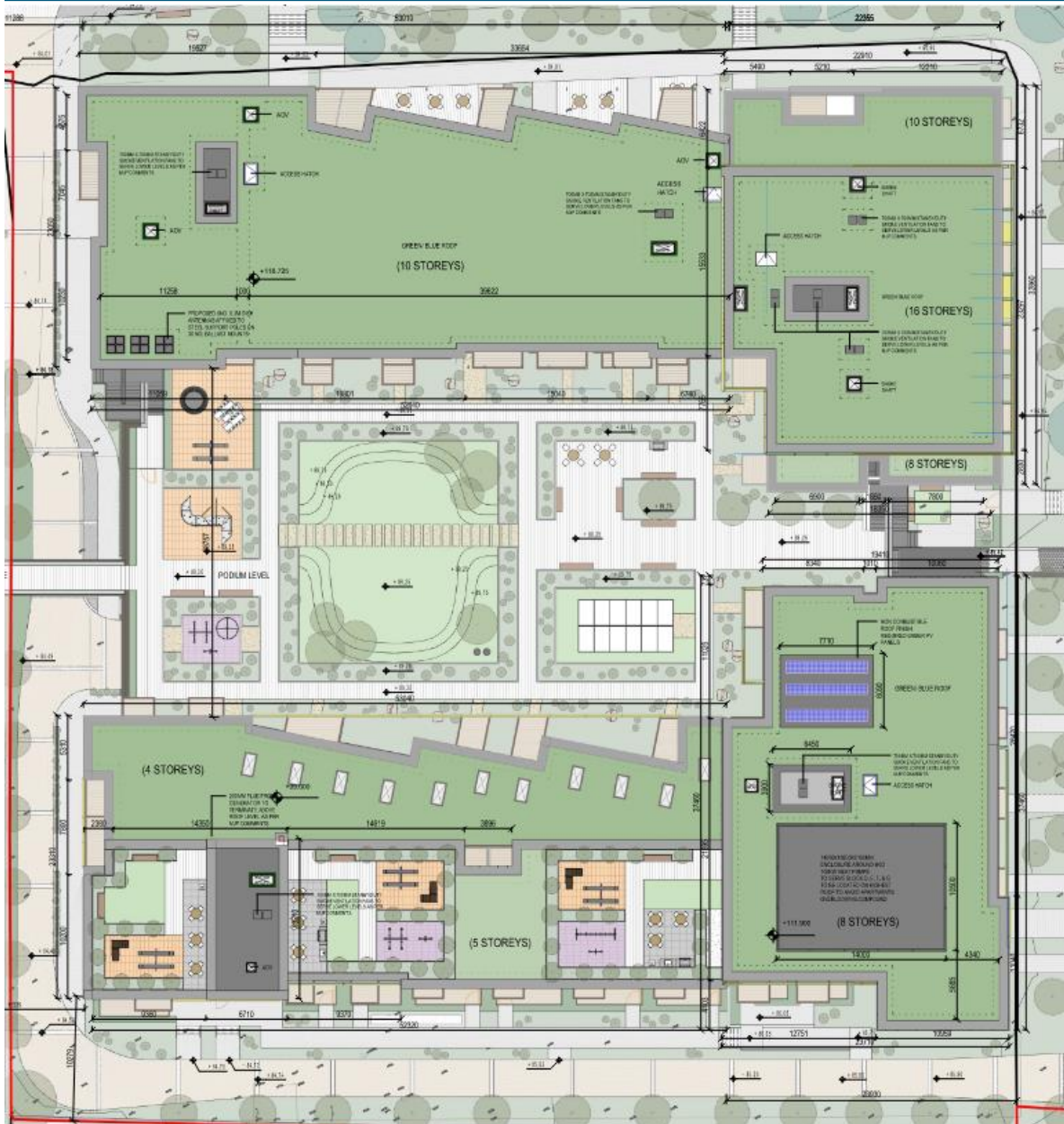


Fig 2.1 Proposed Residential Development

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 Avid 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 2 no. 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 G, the second in block D. 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

No gas will be required for the development.

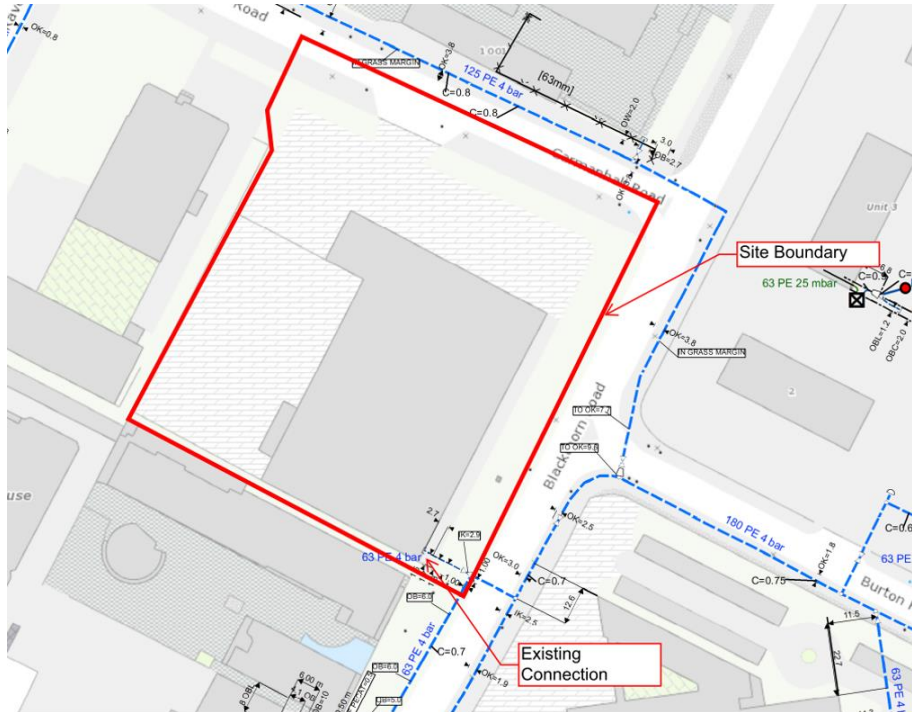


Fig 4.1 Gas Networks Map of Site Surrounds

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 1 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.

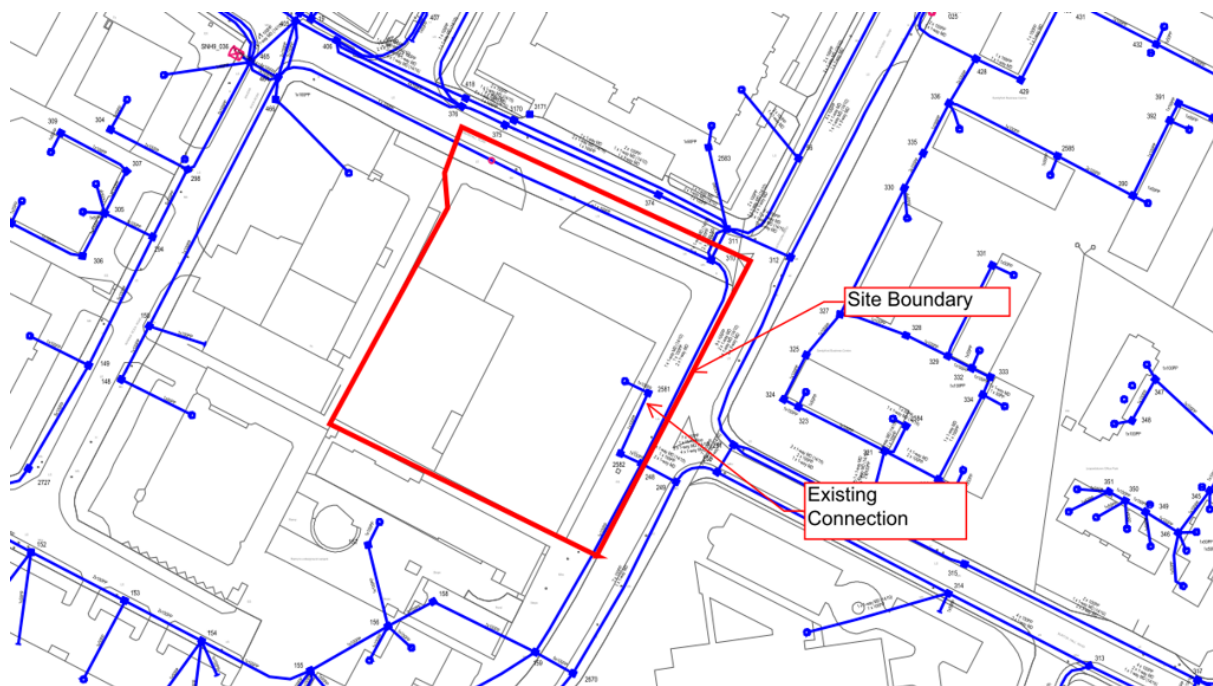


Fig 5.1 EIR Networks Map of Site Surrounds

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 is currently a connection to the site that will be disconnected and removed prior to construction on the new development commencing.

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

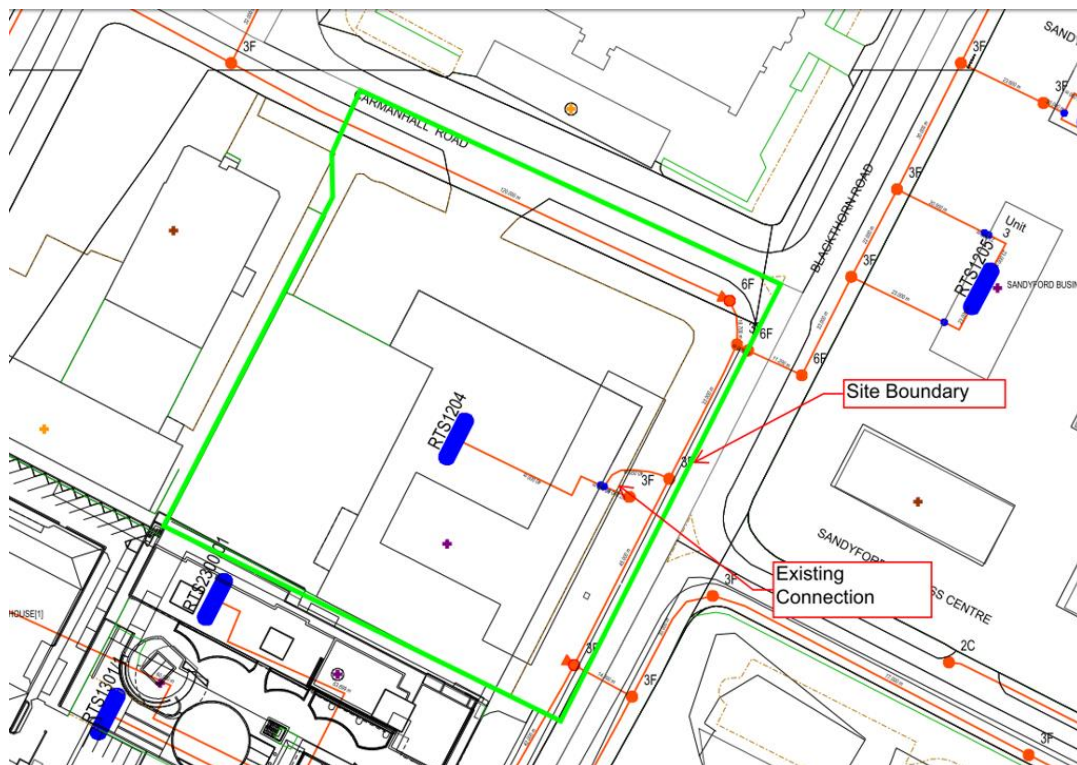


Fig 6.1 Virgin Media Network Map of Site Surrounds

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 undercroft for future incoming telecom services.

7.0 Electric Vehicle Charging

The development will include Electric Vehicle charging points to 25no spaces (more than 20%) 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 (125no 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.

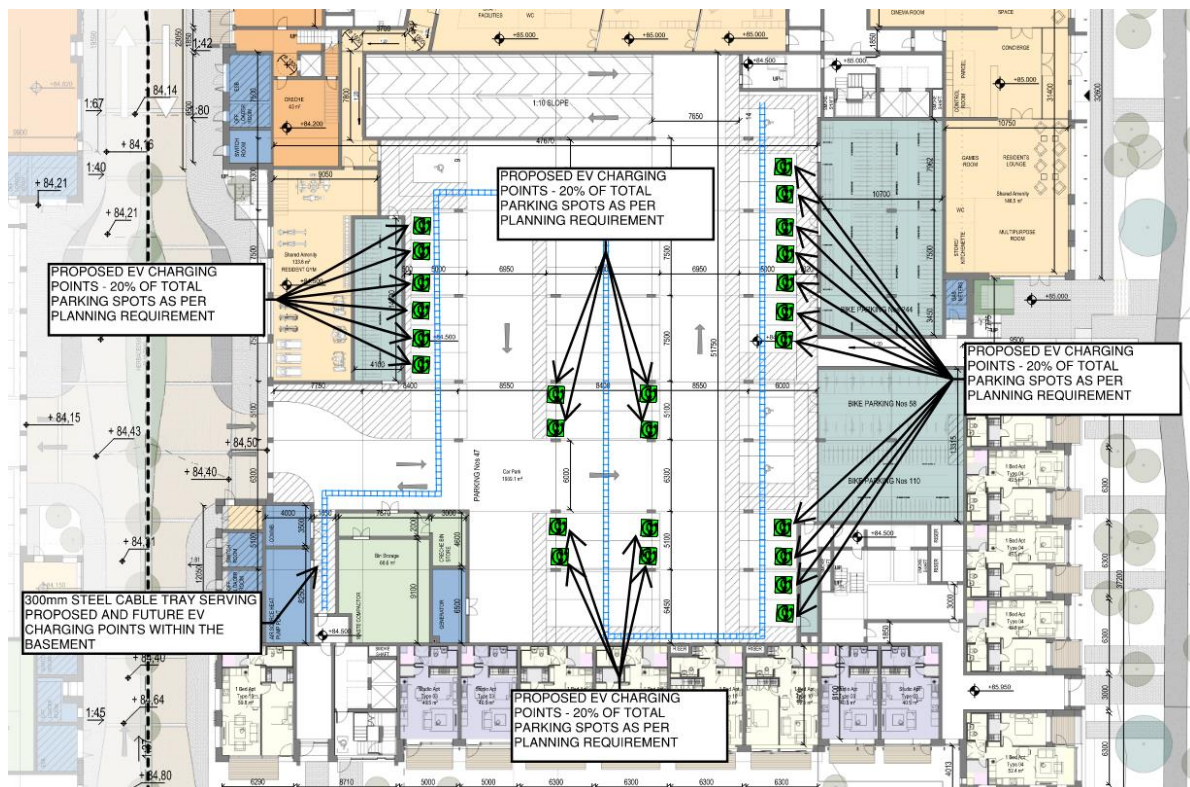


Fig 7.1 Proposed Basement EV Layout

8.0 Public Lighting

There are existing DLRCOCO Public lighting light standards located on the Carmanhall road and Blackthorn 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).



Fig 8.1 Existing DLRCOCO Public Lighting column on Blackthorn road



Fig 8.2 Existing DLRCOCO Public Lighting columns on Carmanhall road



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