

The OCSC logo is positioned in the upper left. The background features a large, semi-circular architectural line drawing of a city street scene, including buildings, a road, and a river, rendered in a light grey color.

# OCSC

O'CONNOR · SUTTON · CRONIN  
MULTIDISCIPLINARY CONSULTING ENGINEERS

**S1065: CLONBURRIS KISHOGE SITE 5, PART 10**

## UTILITIES REPORT

For  
**SOUTH DUBLIN COUNTY COUNCIL**  
25 February 2025

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# DOCUMENT CONTROL & HISTORY

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# TABLE OF CONTENTS

**SOUTH DUBLIN COUNTY COUNCIL .....1**

**1 EXECUTIVE SUMMARY .....2**

**2 ESB INFRASTRUCTURE .....3**

**3 GAS INFRASTRUCTURE .....7**

**4 TELECOMS – EIR .....8**

**5 TELECOMS – VIRGIN MEDIA .....9**

**6 EV CHARGING INFRASTRUCTURE .....10**

**7 PUBLIC LIGHTING .....12**

**8 APPENDIX A SITE DRAWINGS .....13**

# 1 EXECUTIVE SUMMARY

OCSC have been appointed by South Dublin City Council to complete a planning stage site utilities report study for the Proposed Residential Development at Clonburris, County Dublin.

This report provides an overview of the existing utility services within or adjacent to the subject site and provides a summary of the planning requirements to serve the proposed development.

The Proposed development will consist of a Social and Affordable Housing Development on undeveloped lands referred to as Site 5 within the SDZ Planning Schemed boundary, adjoining the R136 and Thomas Omer Way Roads and Kishoge Community College, Clonburris, Co. Dublin.

The proposed development will be separated as Site A and B, which will be located within different planning scheme area sub-sector and different land use zoning.

The proposed development should consist of c.236 residential units, with a mix of three bedroom houses, two and three-bedroom houses, two and three-bedroom duplexes, one and two-bedroom apartments. Additionally, the development should include car parking spaces with electric vehicle charging points, visitor cycle parking, and ESB Substation, high-quality amenity spaces, landscape works, SUDs measures, and all associated site development works.



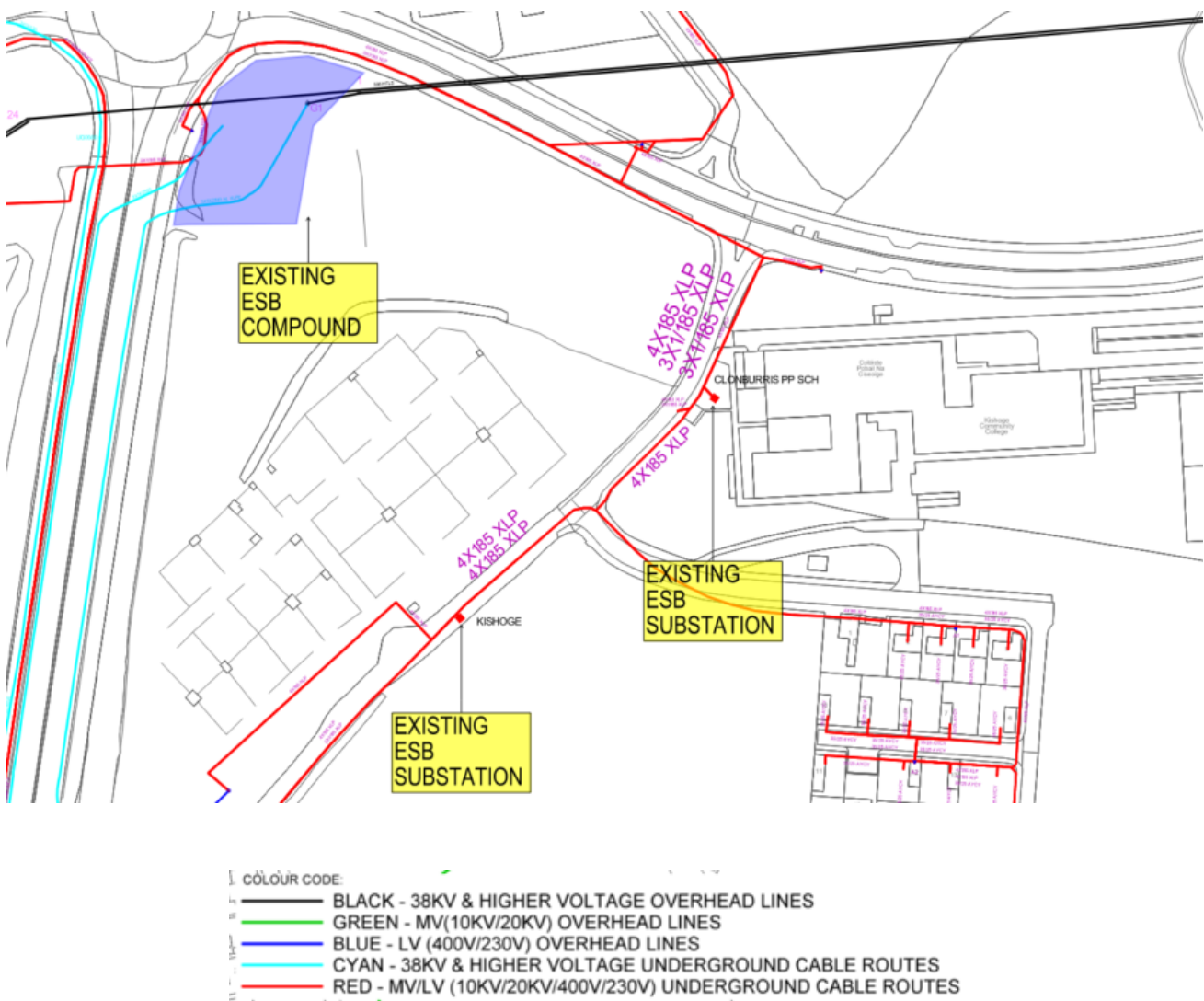
**Figure 1.1: Site Map**



## 2 ESB INFRASTRUCTURE

The below ESB infrastructure map indicates existing ESB services are present on the site.

Refer to Figure 2.1. below, there are 2No. existing substations located at Lynch Lane that will facilitate the power supply to the houses, duplexes, and triplexes within Site A, as confirmed by ESB.



*Figure 2.1: Existing ESB Networks Map*

As shown in Figure 2.1 above, there is also ESB compound located at north-west side on the Site A.

Site meeting has been held with ESB to discuss on ESB compound related matters.

All below points have been discussed and agreed with ESB;

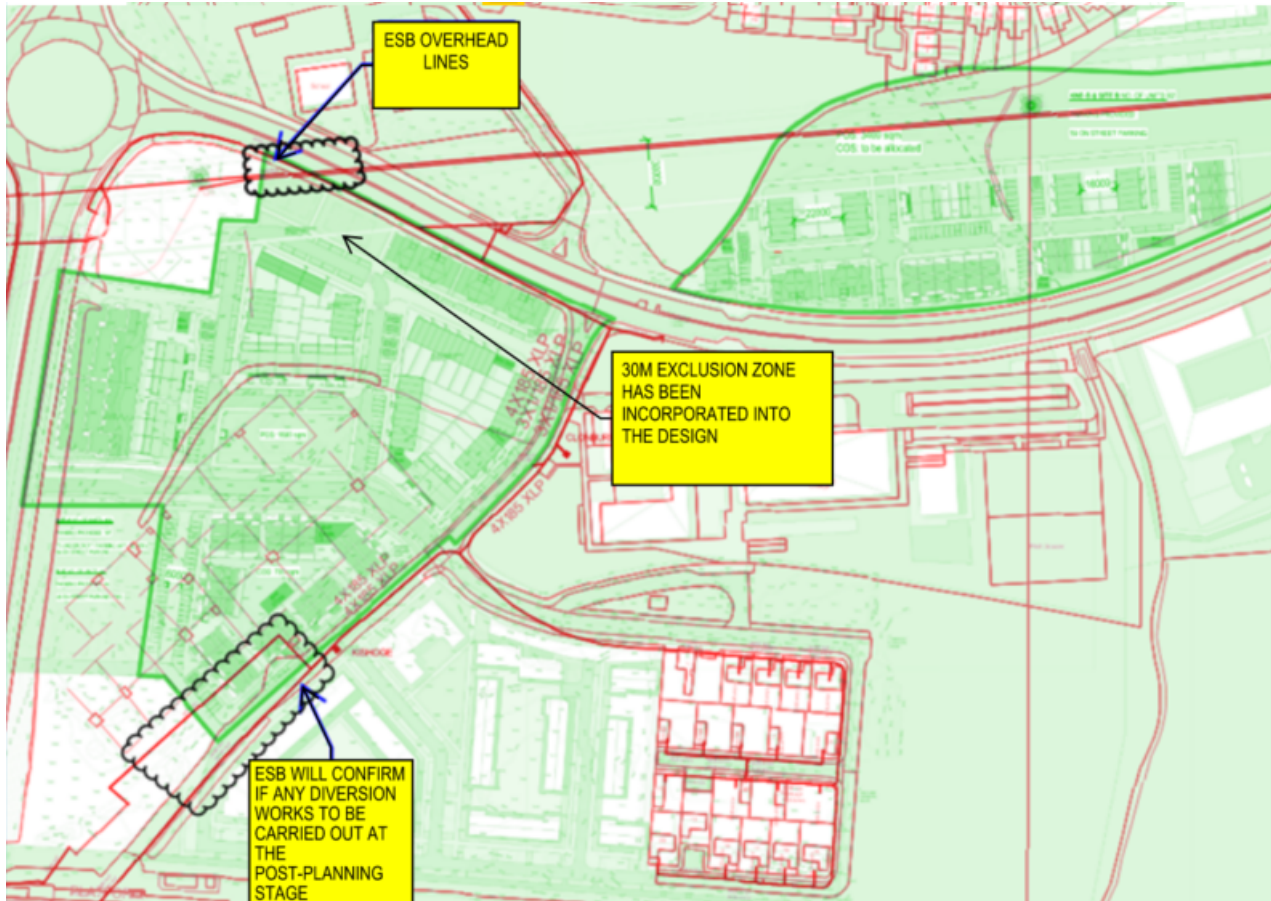
- There will be 2 No. access locations to the ESB compound as shown in Figure 2.2.
- As illustrated in below figure 2.2, it's agreed with ESB that the compound boundary line will follow the perimeter of the stone area as this consist of earthing of to the compound.
- ESB confirmed that they have no issue with landscaping finished outside the boundary.



*Figure 2.2: Existing ESB Compound*

Refer to Figure 2.3 below , there are overhead lines within the site . 30m exclusion zone has been incorporated into the design as per the ESB requirements.

Additionally, there is an underground MV/LV duct running within the site. Initial discussion have been held with ESB, they advised that any diversion works will need to be confirmed at the post-planning stage.



*Figure 2.3: Proposed ESB Infrastructure Works*

To serve the new development, it is proposed to install 1No. single MV substation and client LV switchroom within the basement/undercroft car park for the apartment . This substation will be incorporated within the apartment block and is to be designed in accordance with ESB standards with 24/7 vehicular access provided.

The apartment block shall have an electrical cupboard inside its main entrance to house the ESB meters for each apartment.

This substation shall also provide supply power for the houses/duplexes/triplexes within the Site A.

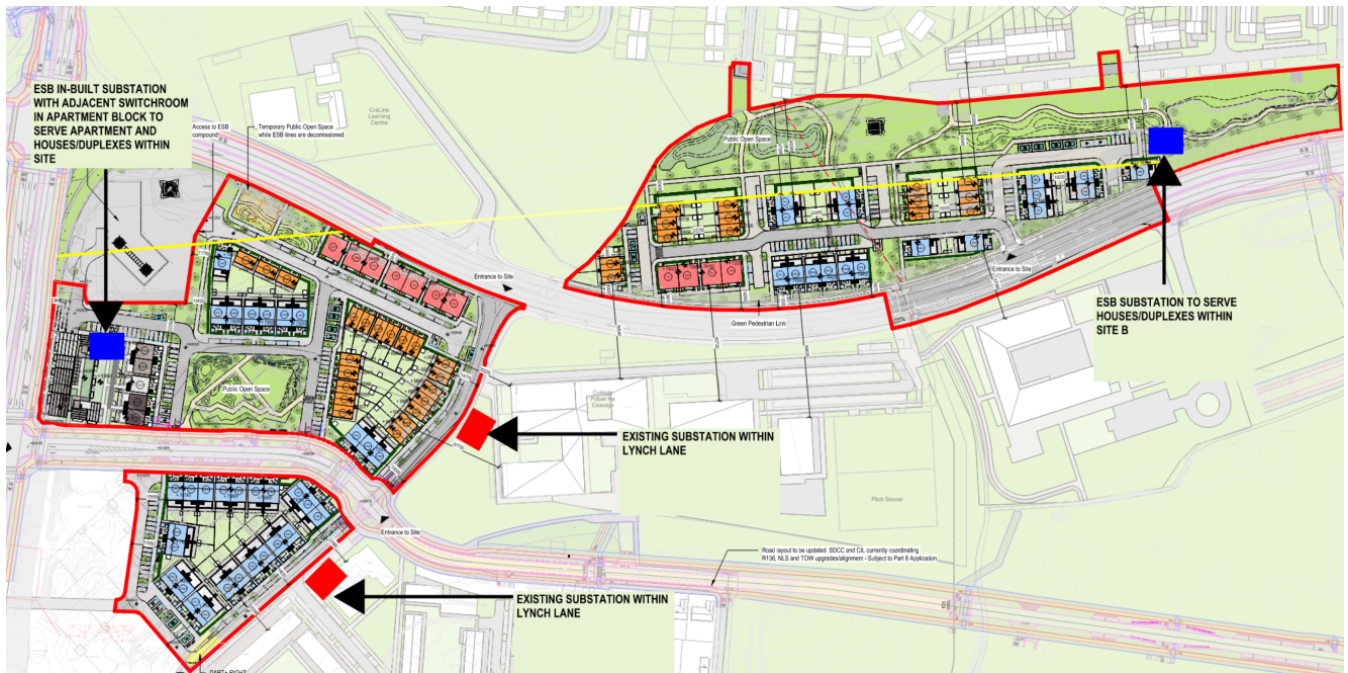


1 No. additional single substation shall be located within the site to supply power for units in site B .

ESB mini pillars will be located throughout the site to distribute power to the houses, terminating within an ESB meter box at each dwelling.

All proposed design has been pre-agreed with ESB Networks.

Proposed and existing substation locations have been indicated in Figure 2.4 .



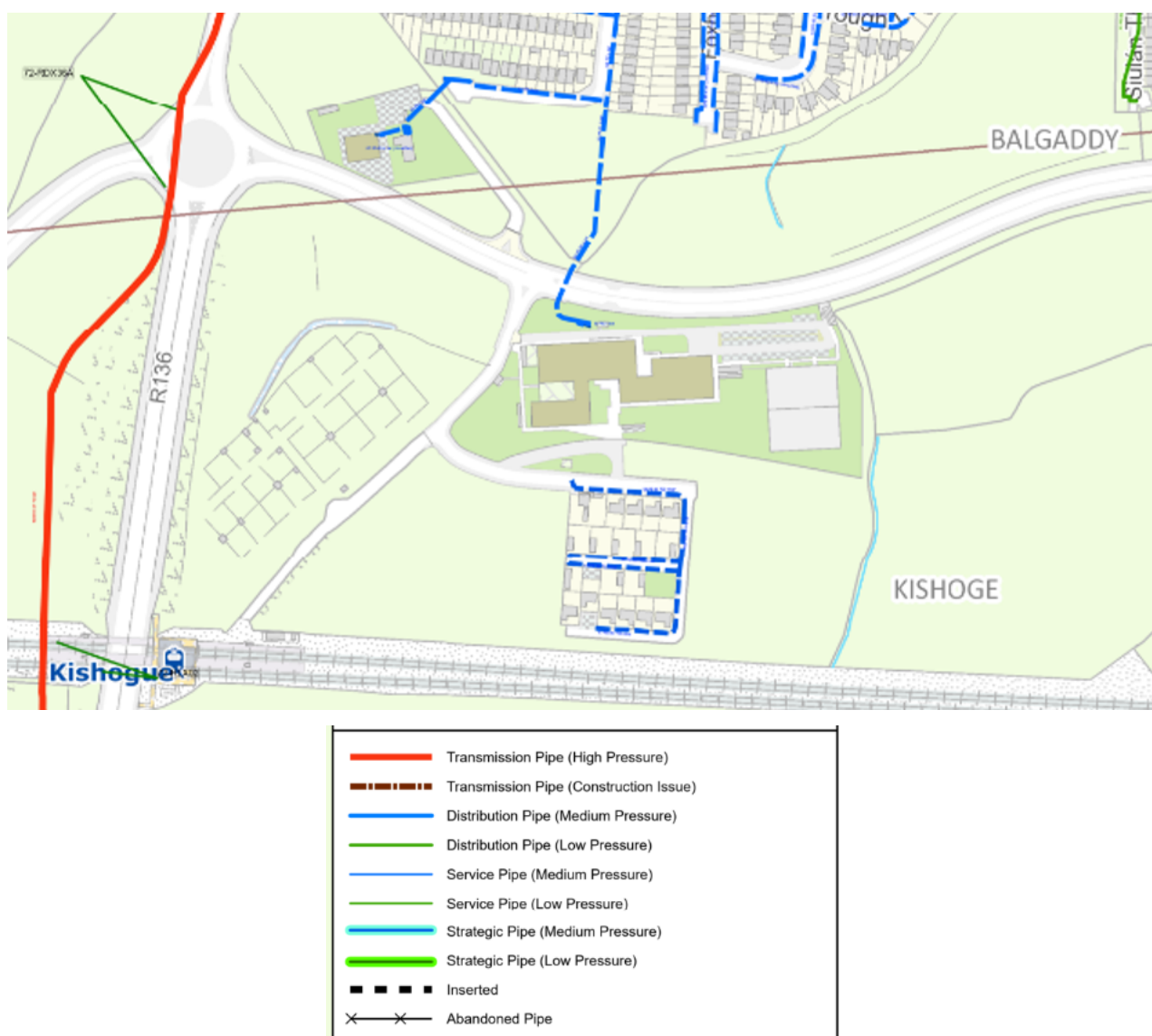
*Figure 2.4: Proposed ESB Substation Locations*

### 3 GAS INFRASTRUCTURE

The existing gas infrastructure within the vicinity of the residential development at Clonburr is indicated within the Gas Networks Ireland map below.

Refer to figure 3.1 below, there is no gas pipe within the site. There is a medium pressure distribution pipe running between the site A and B. It has been determined that existing pipe does not engage with the site.

No gas services are proposed for the site. Space heating and hot water will be generated by electrically powered heat pumps.



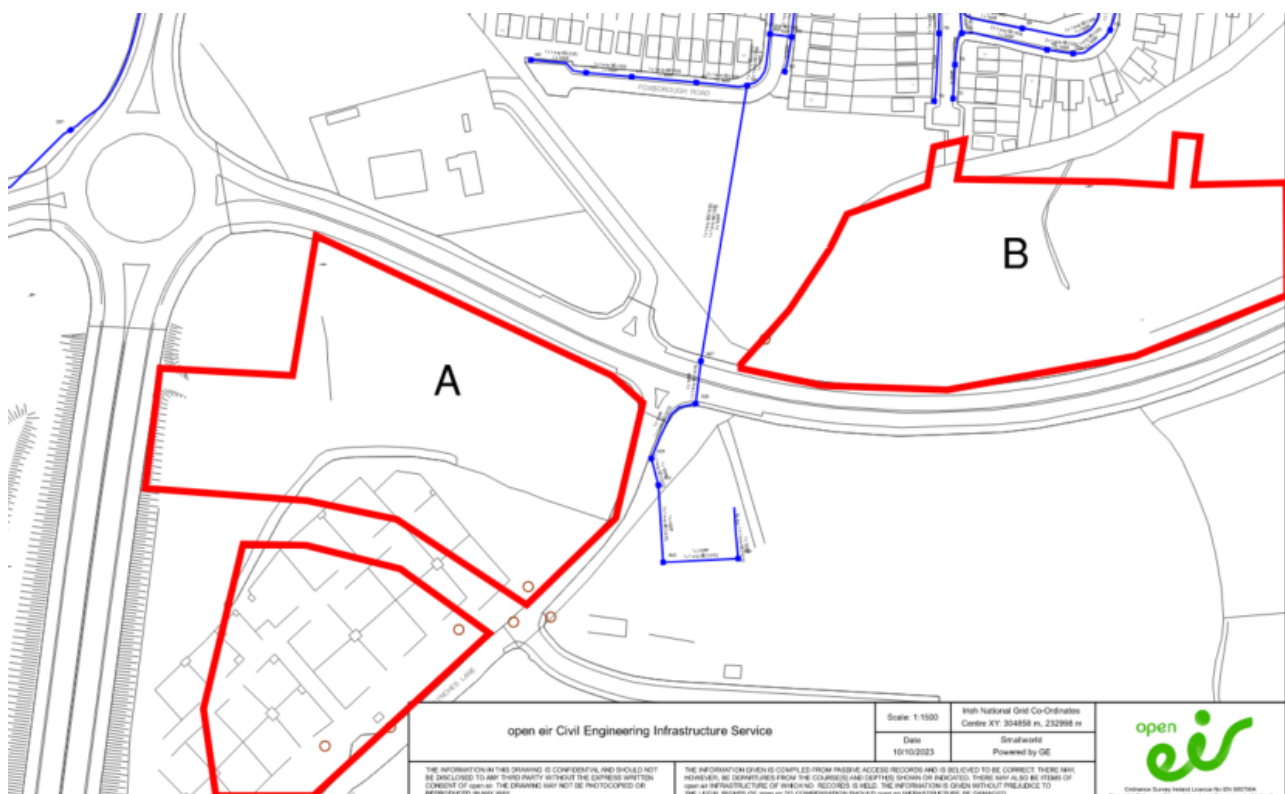
*Figure 3.1.: Existing Gas Network*

## 4 TELECOMS – EIR

The EIR infrastructure map shows a telecom network local to the proposed site.

It is proposed to install a new EIR network to the site which each dwelling can avail of for TV and fibre broadband.

The EIR services shall be terminated within each house and within the comms room in the apartment block for onward distribution to the apartments.



*Figure 4.1: Existing EIR Network*



## 5 TELECOMS – VIRGIN MEDIA

There is currently no Virgin Media service on the site.

It is proposed to install a new Virgin Media network to the site which each dwelling can avail of for TV and fibre broadband.

The Virgin Media services shall be terminated within each house and within the comms room in the Apartment block for onward distribution to the apartments.

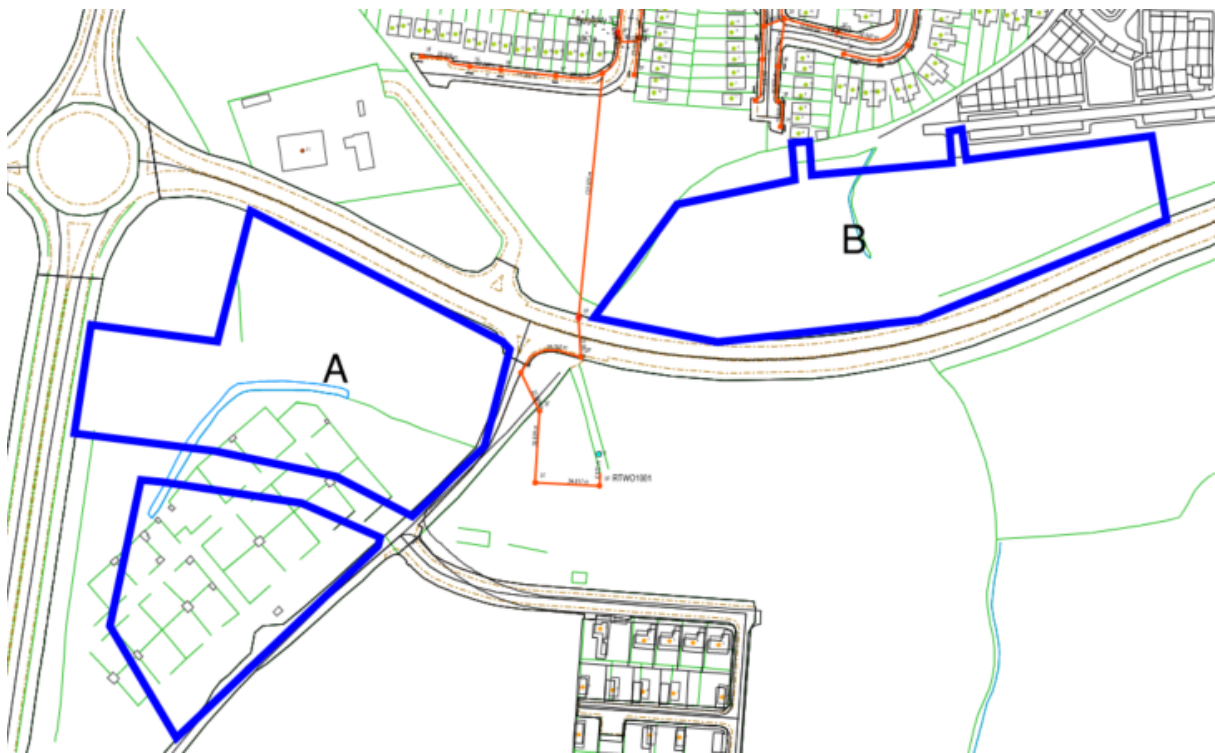


Figure 5.1: Existing Virgin Media Network

## 6 EV CHARGING INFRASTRUCTURE

Infrastructure will be installed to the development for electric vehicle charging in compliance with Technical Guidance Document L – Conservation of Fuel and Energy – Dwellings (2022) & South Dublin County Council requirements.

There will be EV charging ducting infrastructure provided to the development for every car parking space .

It is proposed that 20% of car parking spaces that form part of the houses, duplex, triplex units will be supplied with EV charging points. The remaining spaces will be provided with infrastructure only to facilitate the future installation of charging points. This infrastructure shall consist of cable ducting systems to every parking space. The infrastructure will be routed back to a dedicated EV car charging mini pillar which will be fed from a dedicated ESB minipillar. The ESB substation has been sized to accommodate the electrical loads associated with the future provision of EV charging to all parking spaces.

It is proposed that 20% of car parking spaces that form part of the apartment block will be supplied with EV charging points. The remaining spaces will be provided with infrastructure only to facilitate the future installation of charging points. This infrastructure shall consist of cable ducting systems (cable trays, trunking systems, conduit, etc.) to every parking space. The infrastructure will be routed back to a dedicated EV car charger distribution board which will be fed from a dedicated ESB meter. The ESB substation has been sized to accommodate the electrical loads associated with the future provision of EV charging to all parking spaces.

The external ducting infrastructure will be fit for purpose, capped as appropriate and clearly identified. Adequate space will be provided to accommodate all EV charging points, ducting connections and electrical supply equipment and will be adequately designed for maintenance access.

An external isolator is proposed to be installed for each house for future resident connection of a car charging unit as required.

The complete EV infrastructure will be installed in accordance with the National Rules for Electrical Installations I.S. 10101:2020.

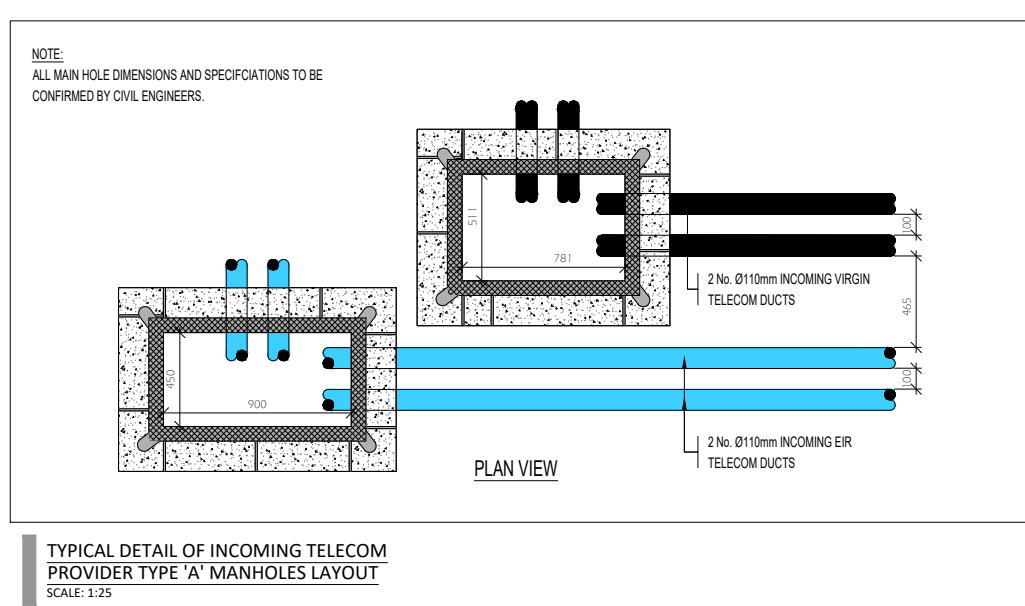
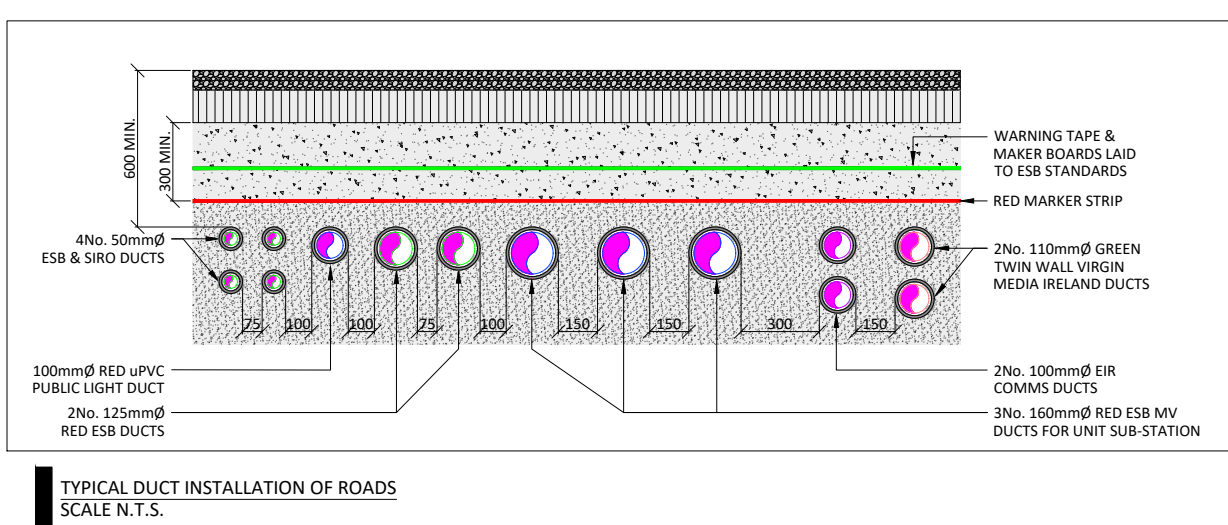
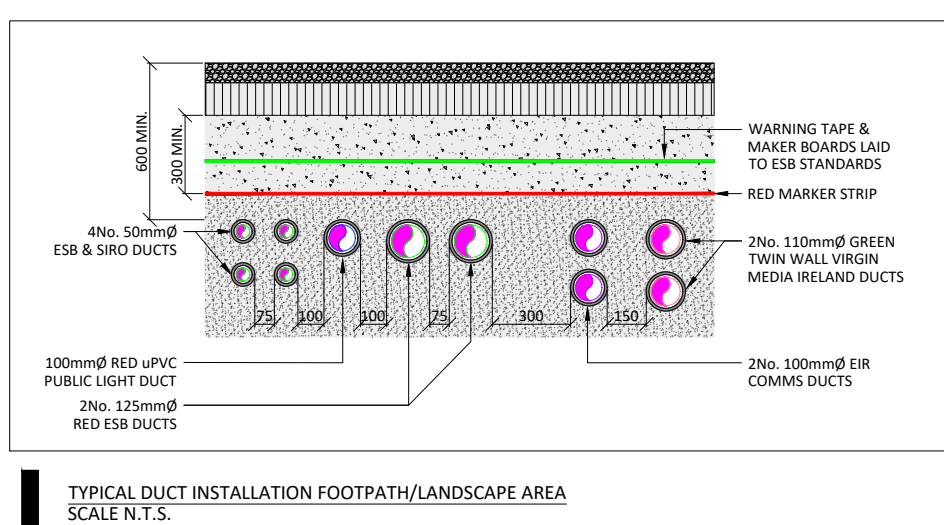
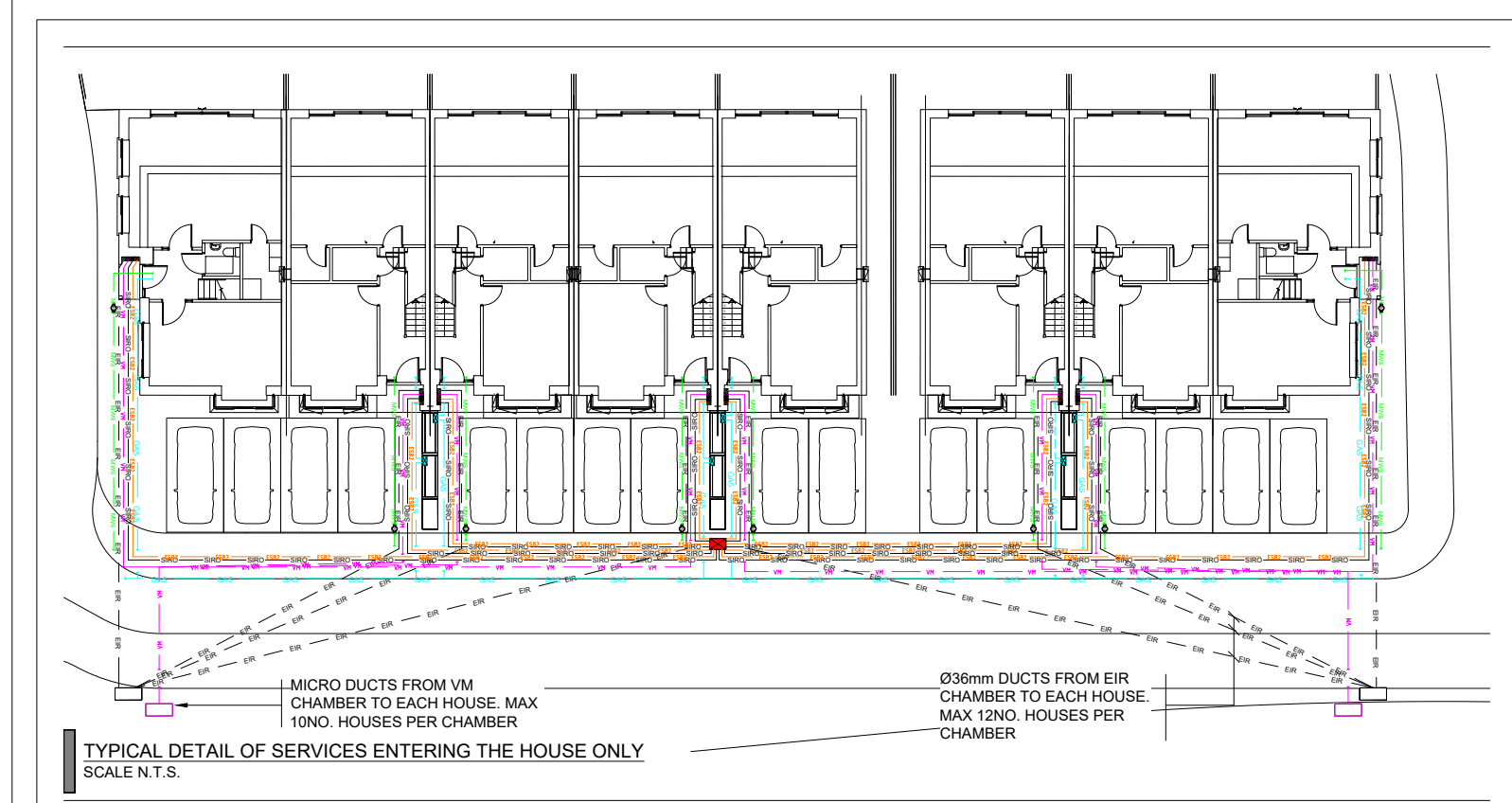


## 7 PUBLIC LIGHTING

Public Lighting strategy for the proposed development has been detailed in S1065-OCSC-XX-XX-RP-E-0001, Public Lighting Report.

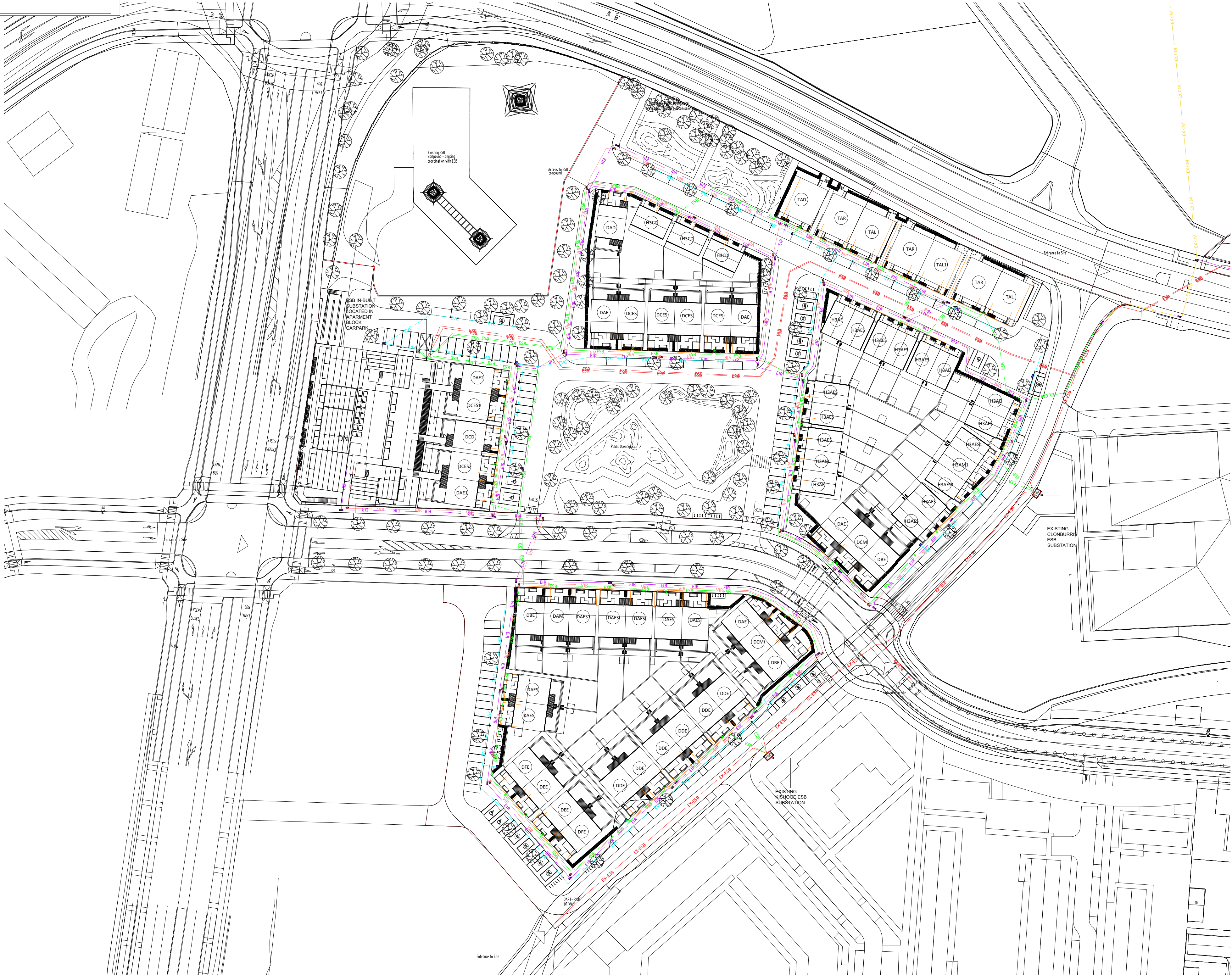
## 8 APPENDIX A SITE DRAWINGS





- DRAWING NOTES:
- DUCTING SHALL COMPLY WITH BS EN 50266-1-2-3-4 LATEST EDITION & SHALL BE SINGLE WALL, COLOURED RED & MANUFACTURED FROM HIGH DENSITY POLYETHYLENE. THE NOMINAL EXTERNAL DIAMETER OF THE DUCT SHALL BE 107mm WITH A MINIMAL WALL THICKNESS OF 3mm. EACH LENGTH OF DUCT SHALL BE STAMPED WITH THE WORDS "PUBLIC LIGHTING" OR ALTERNATIVELY "STREET LIGHTING" IN 16mm BLACK LETTERING AT 0 DEGREES, AT ONE METRE INTERVALS. DUCT SHALL BE LAID WITH THE LEGEND FACING UPWARDS. DUCT SHALL BE LAID IN A STRAIGHT LINE CLOSE TO THE LINE OF THE COLUMN LOCATIONS & SHALL CONTAIN A CONTINUOUS DRAW WIRE OF 80N STRENGTH.
  - A MINIMUM DEPTH OF 450mm COVER IS REQUIRED IN URBAN PATHWAYS & A MINIMUM OF 600mm COVER IS REQUIRED FOR GRASS MARGINE, PEDESTRIAN WAYS, LANEWAYS & GATEWAY ENTRANCES & A MINIMUM DEPTH OF 750mm IS REQUIRED AT ROAD CROSSINGS OR IN CARRIAGEWAYS.
  - ALL EQUIPMENT TO BE SUITABLY IP RATED FOR THE ENVIRONMENT THEY ARE BEING INSTALLED.
  - FOR SCHEDULES OF EQUIPMENT SEE SPECIFICATION.
  - THE COMPLETE INSTALLATION TO BE CO-ORDINATED WITH ALL OTHER SERVICES.

- LEGEND OF SYMBOLS:
- ESB 1x125mm Ø ESB LV DUCTING (UNLESS SIZING INDICATED OTHERWISE)
  - ESB 1x125mm Ø ESB MV DUCTING (UNLESS SIZING INDICATED OTHERWISE)
  - ESB 1x150mm Ø RED ESB DUCT FOR SIRO VCZ CHAMBER
  - ESB 1x110mm Ø EIR CABLE DUCTING (UNLESS SIZING INDICATED OTHERWISE)
  - VIR 1x110mm Ø VIRGIN MEDIA DUCTING (UNLESS SIZING INDICATED OTHERWISE)
  - EVC 1x110mm Ø CAR CHARGING DUCTING (UNLESS SIZING INDICATED OTHERWISE)
  - 50mm Ø RED PVC ESB DUCTING TO RESIDENTIAL UNIT
  - EXISTING ESB DUCTING
  - EXISTING COMMUNICATION DUCTING
  - EIR JB4 DRAWPIT (Ø50xØ60mm)
  - VIRGIN MEDIA DRAWPIT (Ø11xØ11mm)
  - ESB MINI PILLAR
  - EV CAR CHARGING MINI PILLAR
  - SIRO VCZ CHAMBER



- THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DESIGN TEAM DRAWINGS AND SPECIFICATIONS.
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Project: CLONBURRIS KSG5  
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ESB SERVICES LAYOUT  
SITE PLAN  
Code: Originator Zone Level Type Role Number Status Revision  
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