

DESCRIPTION OF PROPOSED UTILITIES

Description of proposed utilities for the strategic housing development at Newtown, Malahide Road, Dublin 17

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1. INTRODUCTION

Claregrove Developments Ltd are applying for planning to the develop the “Newtown” site along the Malahide Road, adjacent to the Clarehall shopping centre. The scheme comprises of 331 apartments, and commercial spaces distributed across 2 blocks. Block B will be above an undercroft. The residential units comprise of, duplex units and apartments. The commercial spaces comprise of gym/healthcare space, community facility, retail units and crèche facilities. The utility infrastructure to serve SHD development shall be tied into the existing service provider network system installed along the Malahide Road. Each utility provider will provide a detailed final design drawing for the site.

2. ESB

ESB network distribution is the only source of electricity within the development. Provision for 125mm red ducts shall be provided to allow for ESB services to be brought from existing ESB services along Malahide Road to the SHD development. ESB will confirm this route to site. It is envisaged that 2No ESB double sub-stations are sufficient to serve the development. Metering panels shall be located either side of sub-stations with 125mm ducts running from metering panels to blocks A & B.

3. EIR

EIR services provide communications to the development (ie. broadband, phone, TV etc.). Provision for 2No 110mm EIR ducts shall be provided to allow for EIR services to be brought from existing services along Malahide Road to the SHD development. EIR will confirm this with a final design drawing. EIR services comprise of chambers and ducting. All chamber shall be suitably traffic rated for the area in which they are being installed. A 36mm EIR duct shall be provided from the nearest chamber to the duplexes. EIR Services shall terminate within the EIR ETU box positioned on the external party walls of each single dwelling. An EIR cabinet shall be provided within each apartment block and services shall be distributed to each apartment from this location.

4. VIRGIN MEDIA

Virgin media services provide communications to the development (ie. broadband, phone, TV etc.). Provision for 2No 110mm VM PVC ducts shall be provided to allow for VM services to be brought from existing services along Malahide Road to the SHD development. Virgin Media will confirm this with a final design drawing. VM services comprise of chambers, Node cabinets and ducting. Node cabinets are required to amplify the signal within the development. Each node pillar requires a 15amp LV supply.

All chamber shall be suitably traffic rated for the area in which they are being installed. A 50mm VM duct shall be provided from the nearest chamber to the the duplexes, a maximum of 10No dwellings per chamber. VM Services shall terminate within the VM ETU box positioned on the external party walls of each dwelling. A virgin media cabinet shall be provided within each apartment block and services shall be distributed to each apartment from this location.

5. SITE LIGHTING

The site lighting has been designed to provide a safe environment for pedestrians, cyclists and moving vehicles, to deter anti-social behaviour and to limit the environmental impact of artificial lighting on existing flora and fauna in the area. All lamps selected shall have a DALI ballast and as a result are dimmable. Dimming of the lamp shall be controlled via an astronomical clock which is built into the circuit board of the luminaire. This clock is standard in all external light fittings and it determine when the lamp should be switched on/off based on time and date. All lighting shall have a pre-setting to dim by 30% post curfew to limit the amount of upward sky glow at night.