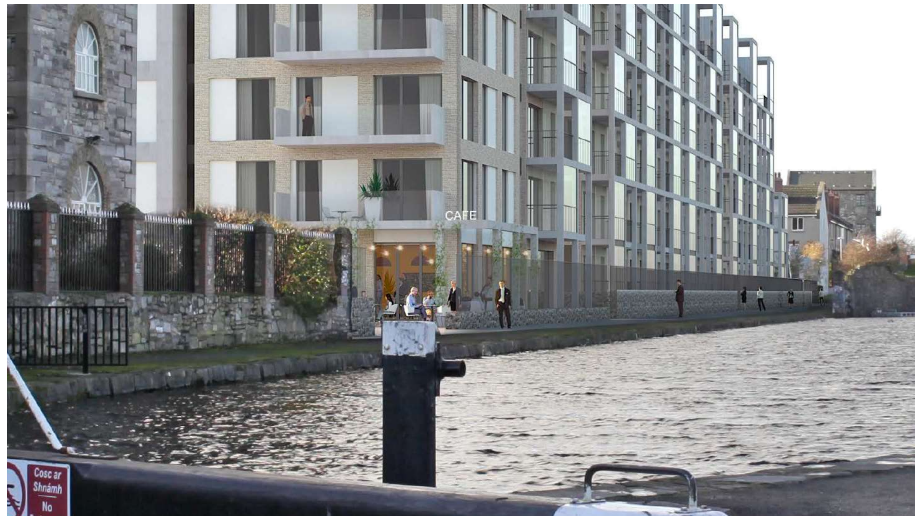


# Cross Guns Bridge Residential

Phibsborough  
Dublin 7  
Co. Dublin



Utilities report  
IN2 Project No. D2012  
25<sup>th</sup> January 2021  
REV03

## Revision History

Date	Revision	Description
29/05/2020	00	Initial issue for client review
09/06/2020	01	Revised in line with client comments
24/11/2020	02	Revised in line with client comments
25/01/2021	03	Revised in line with Planers comments

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## 1.0 Executive Summary

This report summarises the existing Engineering Services infrastructure to the proposed development at Cross Guns Bridge.

The existing infrastructure connections have been identified. Existing connections to the building shall be disconnected and removed.

New infrastructure connections have been considered in the design of the proposed residential development and there are no issues with Infrastructure to supply the new development.

2No. new ESB sub-stations have been proposed within the footprint of the development. The existing ESB sub-station connections will be relocated to the new substation.



Fig 1.1 ESB substation in new development



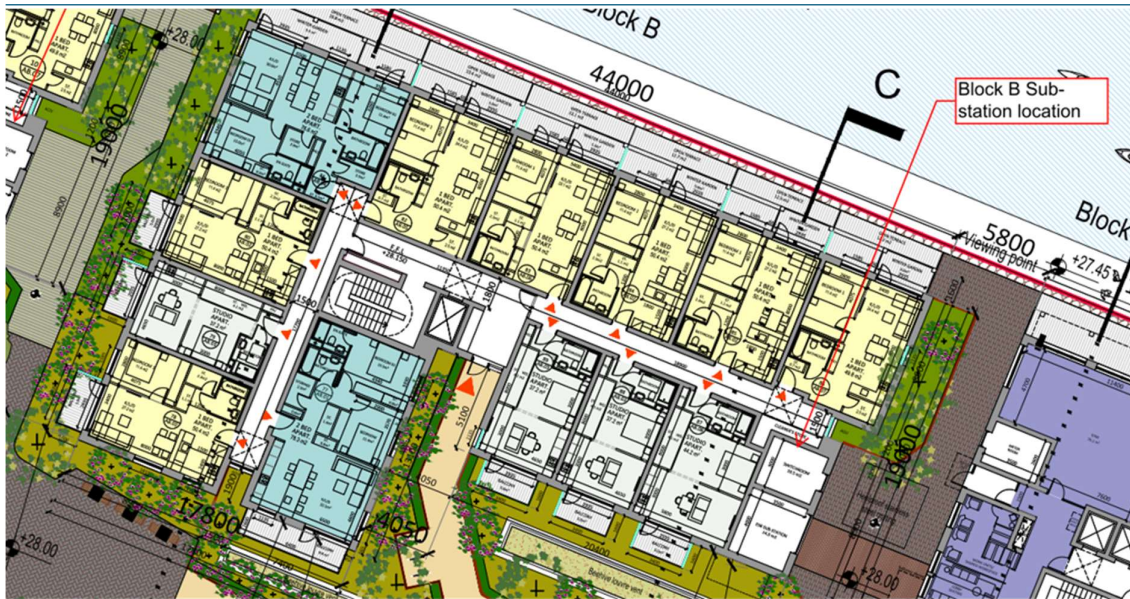


Fig 1.2 ESB substation in new development

A comms frame room has been included in the basement for incoming Telecoms connections to incoming telecoms service provider city network infrastructures this includes EIR and Virgin.

The heating strategy for the development has not yet been defined. A gas connection has been allowed for at this stage of the project but may be removed depending on the heating strategy to be utilised.

## 2.0 ESB Infrastructure

The site is well located with regards to ESB infrastructure. The ESB Networks drawing below indicates the network distribution capacity to Cross Guns Bridge.

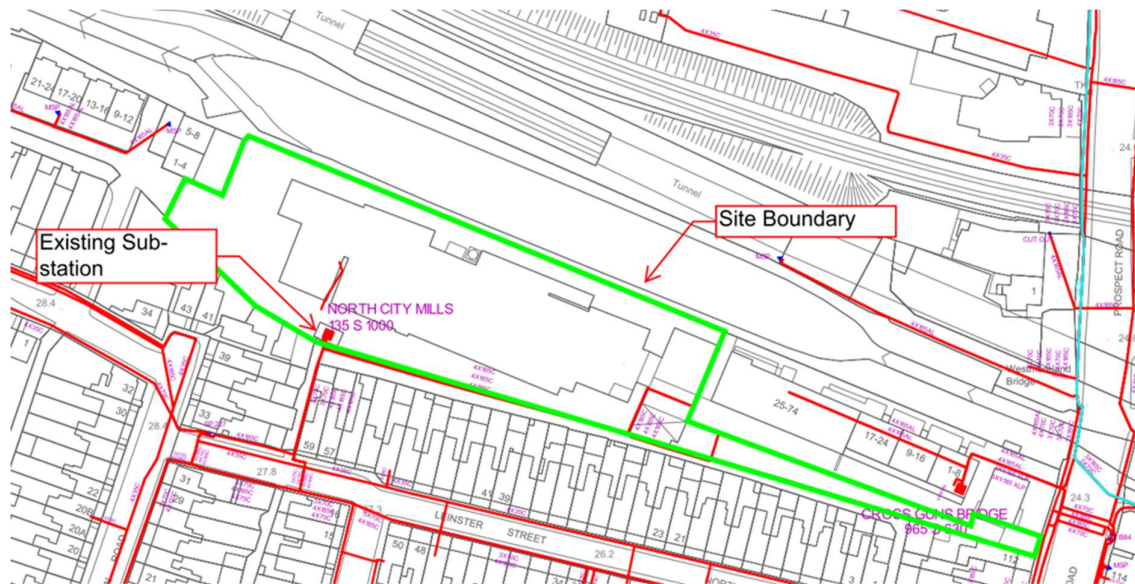


Fig 2.1 ESB Networks Map of Site Surrounds

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.

There is currently an existing ESB Substation located on the site which serves a number of the houses within the vicinity. This will be left as is.

No new ESB sub-stations have been allowed for within the footprint of the development. These shall cater for all the electricity supplies from the existing substation and the power required for the new development.



Fig 2.2 Photo of Existing warehouse

There are a number of existing ESB Network underground lines within the boundary of the site. These will need to be diverted or terminated.



### 3.0 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. The existing 2inch gas pipe serving the site is likely too small to cope with the gas required on site and will need to be stepped back and capped.

The utility strategy for the residential development at Cross Guns Bridge has yet to be finalised. A gas connection has been allowed for at this stage of the project but may be removed depending on the heating strategy to be utilised.

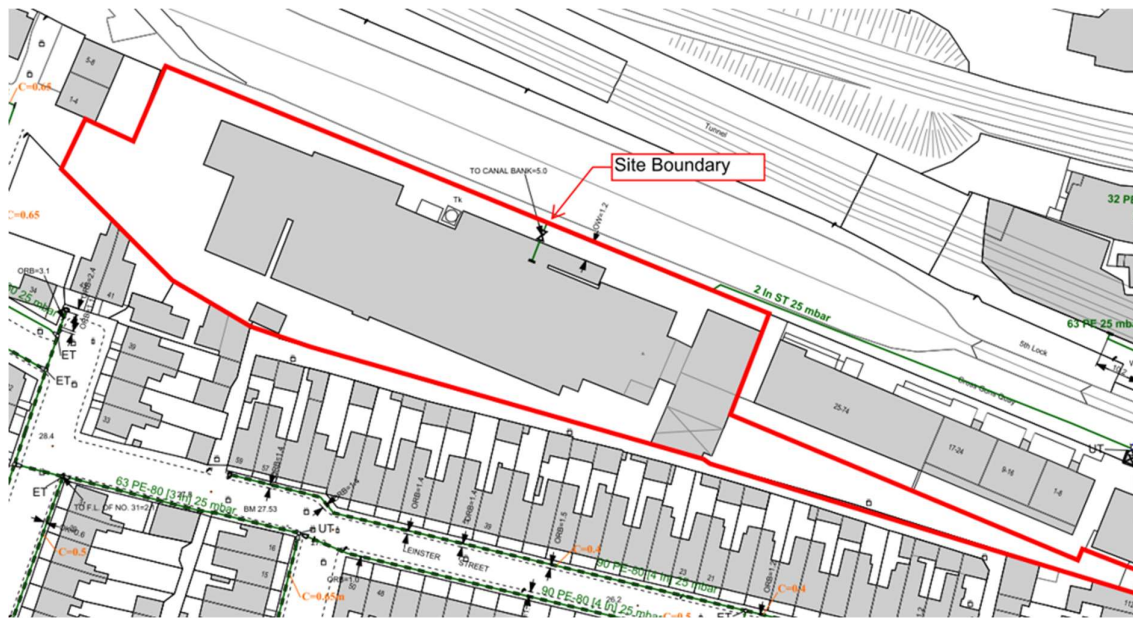


Fig 3.1 Gas Networks Map of Site Surrounds



## 4.0 Telecoms - EIR

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

There are 2 No. Ø100mm existing in ground EIR ducts to the east of the development & 1 No. Ø50mm to the rear of the development. There is currently nothing shown serving the existing warehouse.

It is proposed to provide a new Landlord comms room in the basement 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.

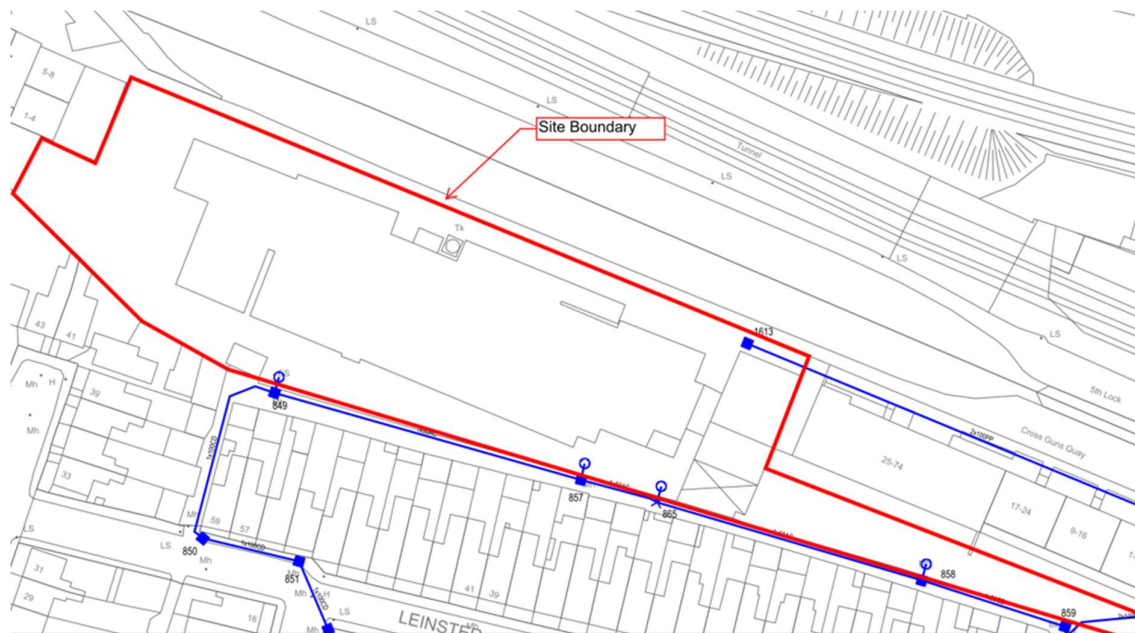


Fig 4.1 EIR Networks Map of Site Surrounds

## 5.0 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.

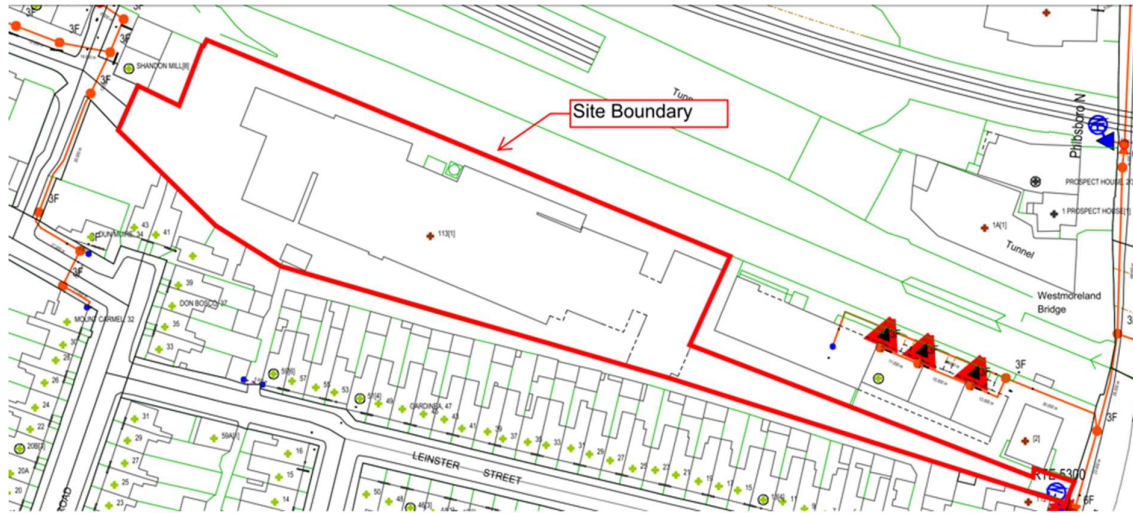


Fig 5.1 Virgin Media Network Map of Site Surrounds

It is proposed to provide a new Landlord comms room in the basement 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.



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