

Proposed Built To Rent Development at Former Blakes Site

Mechanical & Electrical Services
Utilities Report
4th March 2022

Proposed Built To Rent Development at Former Blakes Site Mechanical & Electrical Services Utilities Report

20_D037

CURRENT ISSUE			
Issue No:	P2	Issue Date:	04/03/2022
Sign Off	Originator:	Checker:	Reason for Issue:
Print Name:	Raul Turcu	Dirk Coetzee	Planning Issue (Draft)

PREVIOUS ISSUES (Type Names)				
Issue No:	Date:	Originator:	Checker:	Reason For Issue:
P1	17/12/2021	Raul Turcu	Dirk Coetzee	Planning Issue (Draft)

Table of Contents

- 1. Introduction 4**
 - 1.1. Development Location 5
- 2. M&E Services Infrastructure 6**
 - 2.1. M&E Utilities Tracker 6
- Appendix A: Site Utilities Maps 7**

1. Introduction

The document outlines the proposed M&E utility provisions to the development and is based on developed architectural design drawings produced by O'Mahony Pike Architects (OMP) and discussions at recent meetings with Cairn PLC, Architects, Civil/Structural Engineers, Project Managers, and Cost Consultants.

The development will consist of the construction of a mixed use scheme of 377 no. "Built to Rent" BTR apartments, Community Sports Hall (933 sq. m), along with 5 no. restaurant/café's (c. 841.2 sq.m), creche (c. 215 sq. m), office hub (195.3 sq. m) and ancillary residents' support facilities/services (1,016 sq. m) laid out in 6 no. blocks ranging in height from 3-9 storeys (over basement) comprising 21 no. studio apartments, 189 no. 1 bedroom apartments, 159 no. 2 bedroom apartments & 8 no. 3 bedroom apartments, and public realm upgrades on a site of c. 1.41 hectares.

1.1. Development Location



Figure 1 - Site of Proposed Blakes Stillorgan (Courtesy of Google Maps)



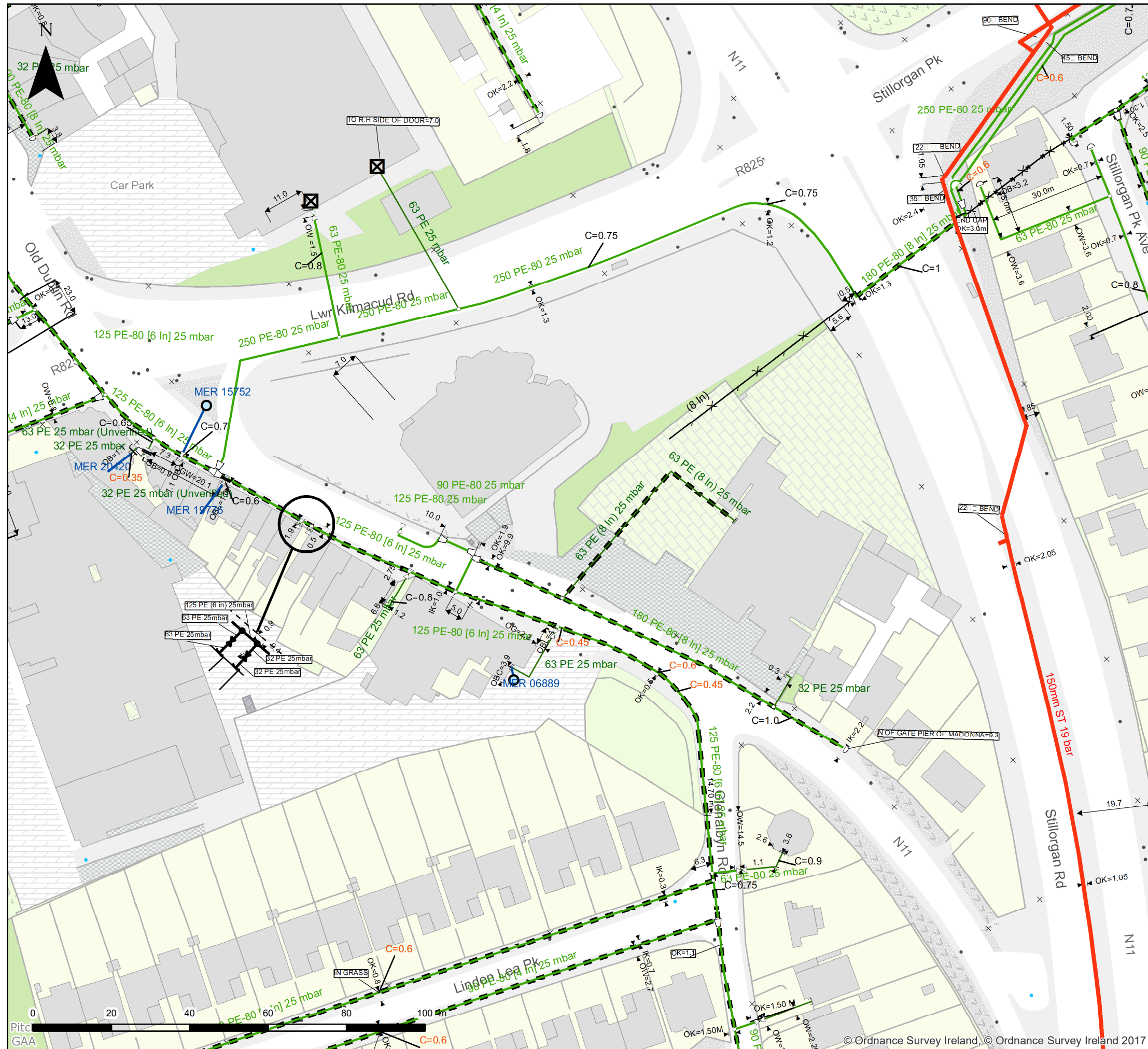
Figure 2 - Site of Proposed Blakes Stillorgan

2. M&E Services Infrastructure

2.1. M&E Utilities Tracker

Service	Provider & Contact	Application Date	Application Status	Application Reference	Next Action	Action By
Gas	Gas Networks Ireland	Pending	Pending		Application to be made to GNI for removal of existing services on site. Once detailed design process starts, application can be made for new gas supply to site. Final locations and infrastructure to be agreed with utility providers	Ethos Engineering
Power	ESB	Pending	Pending		Application to be made to ESB for removal of existing services on site. Application can be made for new ESB connection, once planning approval is granted and apartment names/numbers are confirmed. Final locations and infrastructure to be agreed with utility providers	Ethos Engineering
Telecoms	EIR	Pending	Pending		Application to be made to EIR for removal of existing services on site. Once detailed design process starts, application can be made for new EIR telecoms to site. Final locations and infrastructure to be agreed with utility providers	Ethos Engineering
Telecoms	Virgin	Pending	Pending		Application to be made to Virgin for removal of existing services on site. Once detailed design process starts, application can be made for new Virgin telecoms to site. Final locations and infrastructure to be agreed with utility providers	Ethos Engineering
Telecoms	Sky	Pending	Pending		Once detailed design process starts, application can be made for new EIR telecoms to site. Final locations and infrastructure to be agreed with utility providers	Ethos Engineering

Appendix A: Site Utilities Maps



Important Safety Notice: Damage to gas pipelines can result in serious injury or death. Gas network information is provided as a general guide. The exact location and depth of medium or low pressure distribution gas pipes must be verified on site by carrying out necessary investigations, including, for example, hand digging trial holes along the route of the pipe. Service pipes are not generally shown but their presence should always be anticipated.

High pressure transmission pipelines are shown in red. If a transmission pipeline is identified within 10m of any intended excavations then work must not proceed before GNI has been consulted. The true location and depth of a transmission pipeline must be verified on site by a representative of GNI. Contact can be made through 1850 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (1890 289 389) or can be downloaded at www.hsa.ie.

Legal Notice: Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the "Information"). The information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the information.

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— Aurora Telecom Duct
— Aurora Telecom Sub Duct
— Aurora Telecom Inserted Gas Pipe

Aurora Telecom Queries - 01-8926166 (Office Hours)
 Aurora_Network_Queries@gasnetworks.ie
 Aurora Telecom Emergency Only 1850 427399 / 01 2030120



- Transmission Pipe (High Pressure)
- Transmission Pipe (Construction Issue)
- Distribution Pipe (Medium Pressure)
- Distribution Pipe (Low Pressure)
- Service Pipe (Medium Pressure)
- Service Pipe (Low Pressure)
- Strategic Pipe (Medium Pressure)
- Strategic Pipe (Low Pressure)
- Inserted
- Abandoned Pipe

- | | | | |
|-----|-------------------------|--|-----------------------|
| C=? | Cover (depth in metres) | | Pressure Monitor |
| | CP Test Point | | Protection (Slabbing) |
| | End Cap | | Protection (Sleeve) |
| | Hot Tap | | Reducer |
| | Installation | | Service Terminator |
| | Valve | | Tee |
| | Mains Verification** | | Transition |

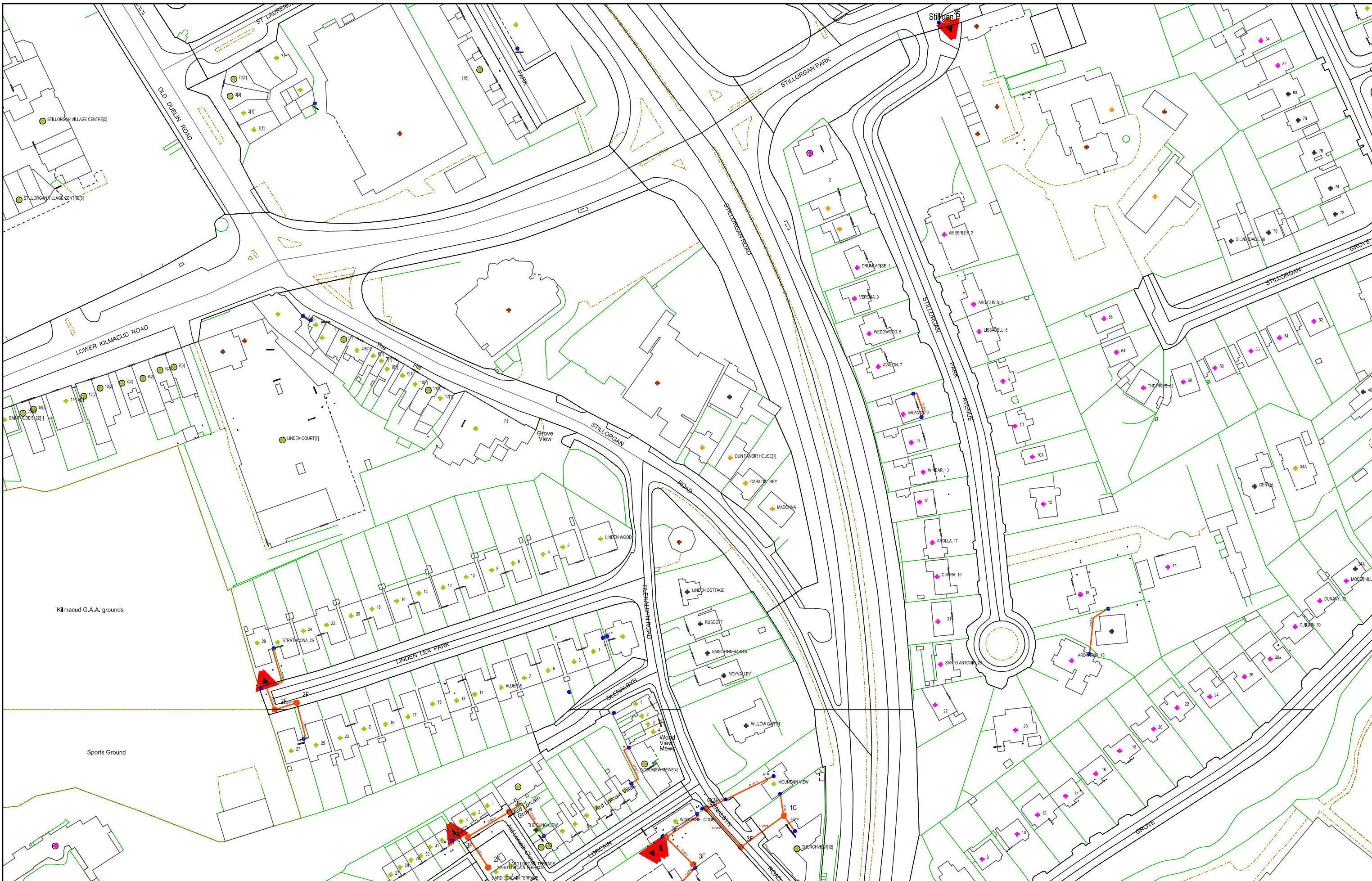
** Please contact GNI on 1850-427747 for specific information

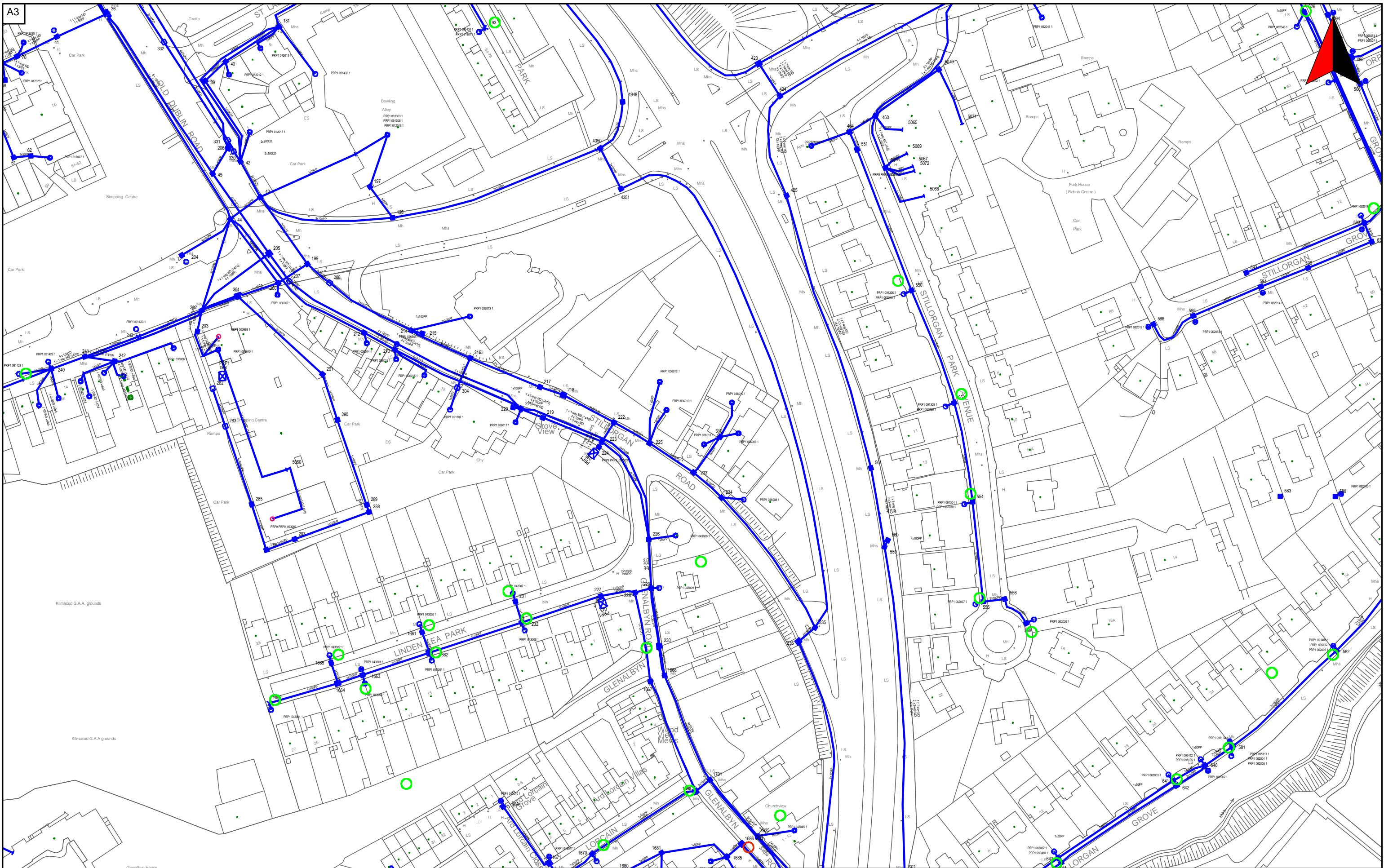
DIAL BEFORE YOU DIG
1850 4277 47
 In Emergency call 1850 20 50 50



GAS NETWORK INFORMATION

Description: Blake's Stillorgan	
Location: 720252,727981	
Plot Date: 12/01/2021 10:02	Scale: 1000 @ A3
Plotted By: 826	Ref ID: 826_12012021100220





A3

PLANT REQUESTED FROM eircom PLAN DESIGN BUREAU

Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 320386 m, 227895 m
Date 18/08/2020	Prepared By Plan Design Bureau



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