

Planning Department
South Dublin County Council
County Hall
Tallaght
Dublin 24
D24 A3XC

14/12/2021

**Re: Training Hub & Storage Depot at Badgerhill, Rathcoole, Co. Dublin
for GMC Utilities Group.**

Dear Sir/Madam,

On behalf of GMC Utilities Group, we wish to provide through this covering letter details in relation to GMC Utilities Group, their company, their services and the reasoning behind the need for the proposed development at their Badger Hill, Kill, Co. Dublin site.

Company Background

GMC Utilities Group was founded in 1970 and has a track record of performing utility and infrastructure projects for Utility providers, and Local Authorities throughout its time. Our past and current clients include: South Dublin County Council, Dublin City Council, Fingal County Council, DRLCC, ESB, Irish Water, GNI, SSE, Meath County Council, OPW, Dublin Dockland Authorities

Currently GMC Utilities Group, employs 625 direct employees and have an additional 1000 – 1200 plus sub-contractors hired on a daily basis.



A summary of programmes and large-scale developments (which include national development projects and schemes) which GMC Utilities Group are involved in are provided below.

Company Ethos / About Us:

GMC Utilities Group actively encourage a culture of openness, fairness and trust, both within our own organisation and also with our Clients, Professional Advisors and Stakeholders. They encourage a culture of Continuous Improvement in our procedures, on site and off, setting internal and external benchmarks for our performance, and continuously measuring these improvements.

GMC Utilities Groups vision is to build its long-term relationships and establish two way commitments by earning the trust of customers and stakeholders and continue their investment in resources in order to maintain their position as a market leader.

A lifetime of commitment to industry leading standards has seen GMC Utilities Group, become a market leader, continually measuring their performance in the key areas of:

- Quality Assurance
- Health & Safety (Accident frequency and severity rates)
- Budgetary Control
- On-time project delivery
- Environmental & Waste Management
- Client / Customer Satisfaction

Summary of Programmes & Large-Scale Developments:

Water Programmes

GMC Utilities Group provide a range of services to Irish Water under their Network Services and Works Contract across Dublin (DCC, SDCC, FCC, DLRCC,), Longford, Louth, Meath and Westmeath. These services include:

- *Leakage Reduction Programme*
- Leakage Reduction Programme
- Pressure Management
- Find and Fix/ First Fix Programmes
- Lead replacement Programme
- Mains and service rehabilitation
- District Metering Area (DMA) Management
- Installation of boundary box, meters and fittings

New Connections

- Provision of developer-initiated works including mains extensions, treatment, diversions and associated advance works.

Growth and Development

- New development associated with the Local Infrastructure Housing Activation Fund (LIHAF) and Major Urban Housing Delivery Sites (MUHDS) Government Initiatives
- Network Extensions Programme
- Strategic Networks Programme
- Local Network Reinforcement Programme (LNRP)

Swords 30" Water Mains Replacement

The project involved the design and construction of:

- Replacement of 5.2km of water mains from the junction with Cooks Road and Forest Road and terminating near the Swords M1 motorway junction at Lissenhall
- Replacement and installation of new valves, and branch connections
- Testing and Commissioning of the Works

<https://gmcirl.com/gmc-utilities-group-awarded-swords-watermains-replacement-contract/>

<https://www.independent.ie/regionals/fingal/independent/news/9m-swords-water-main-contract-signed-36315049.html>

National Broadband Ireland Works

GMC Utilities Group have been selected as a key delivery partner for National Broadband Ireland, who are the nominated body delivering the National Broadband Plan. We provide an industry leading delivery team, in a number of deployment areas to date, spread across the Eastern Sea Board. To date the areas awarded to GMC Utilities Group are:

- Cavan
- Monaghan
- Kilcoole
- Blessington (Naas, Tallaght, Rathcoole, Newcastle, Brittas)
- Dundalk
- Wexford
- Mullingar
- Skerries
- Carrick-On-Shannon

This is a continuously growing project with further works in the GDA and East Coast Counties.



Gas Works

GMC Utilities Group are the national provider of services to Gas Networks Ireland, which include the following:

- Distribution Construction (Reinforcement/Feeder mains, Domestic/Commercial connections, Pressure Reduction)
- Distribution Maintenance (Service relays, Gun barrel replacement, Alterations, Cabinet/Meter replacement, Cut and Cap services)
- Siteworks (Meter fitting, Purge and relights, Meter lock/unlocks, Regulator install/exchange, Meter box repair/replacement)
- Leak Management (24/7 leak response)
- Steel Skid Services
- Networks Meter Reading

<https://gmcirl.com/gas-networks-ireland-contract-award/>

ESB EV Charger

GMC Utilities Group are the Service Provider for provision of reactive and preventative maintenance for ESB Ecars. This framework covers all counties in the island of Ireland and has been in place since October 2016. To cover such a large geographical area GMC Utilities Group have set in place a team of OEM Trained Electricians, strategically placed in Geographically accessed locations throughout the 32 Counties of Ireland. These personnel are currently based in the following locations, 2 Derry NI, 2 based Louth, 1 Dublin, 1 Meath, 2 Cork, 1 Galway, 1 Longford, 1 Tipperary, 1 Monaghan.

GMC Utilities Group currently provide a 24/7/365 reactive callout service and attend to all callouts as directed by ESB Ecars ESB's 3rd party call centre called Abtrans.

GMC Utilities Group have 5 different callout levels:

1. Urgent 1, 3-hour response, Safety issue or Driver stuck at a Charger. Average of 390 p.a.
2. Urgent 2, 24-hour response, DC Charger fault. Average of 460 p.a.
3. General callout, 72-hour response, AC Charger fault and other general works. Average 716 p.a.
4. Remote fix, GMC Utilities Group contact the customer remotely and release the customer through remote commands on the Chargers. Average 216 p.a.
5. Charge point replacement, Replacement of faulty/defective AC or DC Chargers as directed by ESB Ecars. Average of 87 p.a.

All callouts are logged, updated, and closed out using Driivz CPMS.

GMC Utilities Group provide twice-yearly preventative maintenance on all ESB Ecars EV Chargers. All warranty and spare part issues are handled by GMC Utilities Group personnel using our SAGE Inventory Management System. All corrective and preventative maintenance are recorded on a Works Management System called GeoPal. All steps completed are time stamped to show the following

ESB, Civil & Electrical Works for EV Charging Framework

ESB have engaged GMC Utilities Group through a framework (3-year minimum estimated value of €2m per annum) agreement to provide Civil & Electrical Works for EV Charging High Power Charging Hubs These hubs are a combination of new/upgrade works throughout the Country and are part of the Governments Climate Action Fund (CAF).

GMC Utilities Group undertake the following specialist activities when Designing, Planning, Managing and Execution for Civil & Electrical works for EV Charging Hubs:

- Site Survey
- Project Management Processes
- Design Risk Management
- Design Process Management & Quality Assurance
- Management of Health & Safety, with reference to obligations under the Safety, Health and Welfare at Work (Construction) Regulations 2013
- Mobilisation of Staff and/or Sub-Contractors
- Management of Sub-Contractors
- Interface with Site Hosts and 3rd Party Permitting Processes
- Supply Chain Management
- Charge Point Management System Administration
- Management and Execution of Civil Works
- Management and Execution of Electrical Works
- Commissioning and Handover Processes & Procedures

There are 4 different types of Hubs that form the basis for the Framework. These are as follows:

1. Tier 1, 8-Charger High Power MV Charging Hub. Rating 1600KVA.
2. Tier 2, 4-Charger High Power MV Charging Hub. Rating 800KVA.
3. Tier 3, LV Power Charging upgrade. Rating 200KVA.
4. Tier 4, Standard Fast Charge point new build. Rating 100KVA.

GMC Utilities Group have completed multiple Tier 3 sites. The most recent sites are as follows:

- Tier 3 site, Galway Plaza, M6 junction 16.
- Tier 3 site, Carrowkeel, Kitullagh Co Galway plus Circle K off the M9 Kilcullen.
- Tier 3 site, Super-Macs Portlaoise Junction 17 M7.
- Tier 3 site, Park Ri Kell's Co Meath, M3/N52.
- Tier 3 site, Lunney's Carrick on Shannon.
- Tier 3 site, Texaco Ballinalack Co Westmeath.
- Tier 3 site, Kilmartin's Athlone Co Westmeath.
- Tier 1 site, Junction 14 M7 Monasterevin, Co Kildare.
- Tier 3 site, O'Briens's Circle K, Mullingar.
- Tier 3 site, Circle K, Ballacolla Co Laois.

GMC Utilities Group as a Civil Engineering Company completed all civil works associated with Changing out EV Chargers, this includes extra ducting, foundation concrete works, replacing defective bollards at EV Chargers and ancillary items.

At present GMC Utilities Group have swapped out over 120 number AC Charger units on this Framework. These were defective AC Chargers which have been swapped out with new Circontrol AC Chargers. These have been replaced at various locations throughout Ireland.

Training & Technical Competence

Provision of training to all GMC Utilities Group employees and ensuring the correct training and skill sets of subcontractors is an essential part of the development and sustained high levels of professionalism and service provision of GMC Utilities Group. In order to maintain and improve skillsets, constant training and upskilling is required. Below is an overview of the areas in which training and upskilling are ongoing and for which a designated and central training hub is required.



NBI Project

As part of the NBI project there is a vast amount of skilled training and upskilling required for the project, in both the civils and fibre optic side of the project. As part of the Civils training school, the trainees will be taught how to manually unblock existing ducting, and install subducting via compressors and winches, in an environment that will mimic the live countryside.

Within the fibre training, the team will be training how to traverse poles, and hang fibre optic lines in a classroom environment, they will then be taught how to solace an test fibre optic cables both in the training school, and on the external of the building in order to mimic live situations

Water

Irish Water projects are generally carried out by GMC Utilities Group are generally carried out in urban highly densely populated areas, and there is a requirement to ensure that these works are carried out precisely correct in the firsts instance, so to minimise the affect the works have both on householders and the traffic.

At the training hub it is envisaged that teams would be trained on the installation of boundary box installation, plumbing techniques, ductile fitting installation, and other water techniques; which would ensure that projects are completed once, with no return to the house holder's premises.

Gas Works

GNI projects entail a huge amount of works both on the public and private side of properties, for which there is a need for training on both meter installation and maintenance checks.

GMC Utilities Group are the Main Contractor to Gas Networks Ireland tasked with providing 1st and 2nd Response Emergency cover, construction of new networks and maintenance of the current network throughout the country servicing GNI's 750,000 customers.

PE (Polyethylene) Distribution Construction & Maintenance and Emergency Response

GMC Utilities Group have 50+ PE Construction & Maintenance Lead hands who are all trained GDF1 Service Layers & GDF2 Main Layers through approvals with Gas Networks Ireland. These GDF qualified staff will be annually assessed by GMC Utilities Group in-house the following 6 categories: -

- LM-A-04 Leak Detection Equipment
- Dist-A-01 Service Laying
- Dist-A-03 Automatic Butt Fusion
- Dist-A-04 Mains Testing, Purging, & Commissioning
- Dist-A-05 PE Gas Main Flow Stopping
- LM-A-04 Leak Management

Each of the 50+ crews also need regular training updates on the use of their HHD (Handheld devices) & Maximo along with the regular SLG, LUGS and Safe pass requirements.

Gas Fitters – Meter replacement / Maintenance and First Response Emergency cover

120+ trained RGIs who need annual GMC Utilities Group in-house assessments in each of the following areas: -

- FIT-A-02 Meter exchange
- Fit-A-02a Meter Exchange
- FIT-A-03 Meter Exchange
- Fit-A-04 New Meter Fit Non-Domestic
- Fit-A-05 Meter Turn on Non-Domestic
- LM-A-04 Leak Management

Site Description

The site is located in Badger Hill, Co. Dublin adjoining the Kildare County boundary.

The site amounts to 1.4 hectares and is located adjoining the ESB timber pole treatment and storage center. PDM also operate a large timber treatment and storage depot adjoining this site.

The site was purchased by GMC Utilities Group and has operated as a depot for surplus materials, i.e. material that requires long term storage.

Material has been stored here since 2005

Proposal

The proposal is to upgrade the premises by fitting out a portion for office, lecture room, canteen, toilets and training area.

The training area is to train technicians in relation to the areas set out above under the heading Training & Technical Competence i.e. national broadband, electricity, gas and water services area.

They will be trained on the techniques of fitting various installations i.e. EV charging stations, connection of cables for electricity and broadband and the fitting of watermains and metering systems.

There will be a maximum of 8 trainees, 1 lecturer and 1 caretaker on site at any one time.

The remainder of the building will continue to be used for storage.

Roads & Traffic

The premises is located on the L2019 road approx. 2.5 km from the M7 motorway.

It is anticipated that there will be no more than 10 cars entering and exiting the premises daily during the provision of training.

The stores will receive goods weekly, and materials will be forwarded to sites daily. This will amount to one container truck per week and goods out will be delivered by van or picked up daily.

The lines of sight at the existing entrance are adequate.

Services

A waste water treatment plant and percolation area will be installed. Public watermains are available. Electricity and telephones are already on site.

Conclusion

This is a centrally located training and storage depot for the GMC Utilities Group operation.

GMC Utilities Group is a large Civil Engineering Firm specialising in the provision of essential services, its clients consist of Local Authorities, Irish Water, ESB and Broadband providers. In order to continue to provide a high standard of services to its Government and Non-Government clients, continuous training and upskilling is key. Therefore, we would hope that the proposed training hub and stores will be looked favorably upon by South Dublin County Council.

Should you require any additional information or clarification, please do not hesitate to contact me on 045-860284 or information@johncross.com

Yours faithfully,



John J. Cross, MRICS, MCIQB, MSCSI
Chartered Building Surveyor