

**FORMER CHADWICKS SITE  
GREENHILLS ROAD,  
WALKINSTOWN,  
DUBLIN**



<b>Project Ref.</b>	<b>Document Title</b>	<b>Rev</b>	<b>Prepared by:</b>	<b>Issue Date</b>	<b>Approved by:</b>
<b>2034</b>	<b>Site Utility Services Report with Local and Extended Utility Maps</b>	<b>P03</b>	<b>SOB</b>	<b>31/01/22</b>	<b>SOB</b>

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**APPENDIX B – SITE UTILITY MAPS**

## 1.0. INTRODUCTION

This Site Utility Services Report prepared by Homan O'Brien is to form part of the planning Submission documentation to An Bord Pleanála for the Former Chadwicks Site, Greenhills Road Development.

The proposed development will consist of the following:

- (i) *The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3 m – 9.9 m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.;*
- (ii) *the construction of a mixed-use Build-to-Rent residential and commercial development comprising 633 no. build-to-rent apartment units (292 no. one-beds, 280 no. two-beds and 61 no. three-beds), 1 no. childcare facility and 10 no. commercial units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows:*
- (a) *Block A comprises 209 no. apartments (102 no. 1 bed-units, 106 no. 2 bed-units and 1 no. 3-bed units) measuring 5 - 10 storeys in height. (b) Block B comprises 121 no. apartments (53 no. 1 bed-units, 45 no. 2 bed-units and 23 no. 3 bed-units) measuring 8 - 10 storeys in height. (c) Block C comprises 130 no. apartments (38 no. 1-bed units, 71 no. 2-bed units and 21 no. 3-bed units) measuring 8 -12 storeys in height. (d) Block D comprises 173 no. apartments (99 no. 1 bed-units, 58 no. 2 bed-units and 16 no. 3 bed-units) measuring 6 - 10 storeys in height. All apartments will be provided with private balconies/terraces;*
- (iii) *provision of indoor communal residential amenity/management facilities including a co-working space, communal meeting room/work space, foyer, toilets at ground floor of Block A; gym, changing rooms, toilets, resident's lounge, studio, laundry room, communal meeting room/ work space, multi-function space with kitchen at ground floor of Block B; games room with kitchenette, media room, co-working space, resident's lounge, communal meeting room/ work space, reception area, management office with ancillary staff room and toilets, toilets, parcel room at ground floor of Block C;*
- (iv) *the construction of 1 no. childcare facility with dedicated outdoor play area located at ground floor of Block A;*
- (v) *the construction of 8 no. commercial units at ground floor level of Blocks A, B and D, and 2 no. commercial units at second floor level (fronting Greenhills Road) of Block C as follows: Block A has 3 no. units at ground floor comprising 79.46 sq.m., 90.23 sq.m., and 121.39 sq.m., Block B has 1 no. unit at ground floor comprising 127.03 sq.m., Block C has two units at second floor comprising 120.85 sq.m. and 125.45 sq.m., and Block D has 4 no. units at ground floor comprising 84.45 sq.m., 149.77 sq.m., 155.48 sq.m. and 275.59 sq.m.;*
- (vi) *the construction of 3 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 2 no. secondary entrances from the south for emergency access and services (access from existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road;*
- (vii) *provision of 424 no. car parking spaces comprising 398 no. standard spaces, 21 no. mobility spaces and 5 no. car club spaces located at ground floor level car park located within Block A and accessed via the proposed entrance at Greenhills Road, a two-storey car park located within Blocks C and D also accessed from the proposed entrance at Greenhills Road and on-street parking at ground floor level adjacent to Blocks A and C. Provision of an additional 15 no. commercial/ unloading/ drop-off on-street parking spaces at ground floor level (providing for an overall total of 439 car parking spaces). Provision of 4 no. dedicated motorcycle spaces at ground floor level parking area within Blocks C and D;*
- (viii) *provision of 1363 no. bicycle parking spaces comprising 1035 no. residents' bicycle spaces, 5 no. accessible bicycle spaces and 7 no. cargo bicycle spaces in 9 no. bicycle storerooms in ground and first floor parking areas within Blocks A, C and D, and 316 no. visitors' bicycle spaces located externally at ground floor level throughout the development;*
- (ix) *provision of outdoor communal amenity space (5,020 sq.m.) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting, and scented gardens located on podiums at first and second floor levels; provision of a communal amenity roof garden in Block C with seating area and planting (176 sq.m.); and inclusion of centrally located public open space (3,380 sq.m.) adjacent to Blocks B and C comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space; and incidental open space/public realm;*
- (x) *development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development. This application is accompanied by an Environmental Impact Assessment Report (EIAR).*

**2.0. ESB**

**2.1. Existing:**

- 2.1.1 Please refer to the ESB Services Map in Appendix B.
- 2.1.2. The site is generally clear of ESB Cables.
- 2.1.3. There is an existing ESB Substation on the site, reference "Chadwicks 316 S 400". This Substation would need to be relocated as part of any new works.
- 2.1.4. There are ESB 10kV Underground Cables adjacent to the Site that should not be moved.

**2.2. Proposed Design Standard**

- 2.2.1. ESB Standard Substation size - 1000kVA
- 2.2.2. ESB Substation loading up to 80%
- 2.2.3. ESB Power required per Apartment 3.5kVA
- 2.2.4. Allowance to be made for Retail.
- 2.2.5. Allowance to be made for EV Charging and future capacity.

**2.3. Proposed Requirement for Site**

- 2.3.1. 633 Apartments on site.
- 2.3.2. Retail units.
- 2.3.3. Car parking.
- 2.3.4. EV Charging.
- 2.3.5.

633 Units x 3.5kVA	=	2215.5kVA
Retail Units	=	200kVA
Car Parking / EV Charging	=	400kVA
 Total		2815.5kVA
		=====
- 2.3.6. Total of 4 number 1000kVA ESB Substations required.

Each Substation 4.0mw x 3.5m deep with adjoining Switchroom of similar dimensions (refer Appendix A for typical drawing). All at Ground Floor with access to outside.

Local Meter Room can be accommodated internally per Block.

### **3.0. GAS NETWORKS IRELAND**

#### **3.1. Existing:**

- 3.1.1. Please refer to GNI Services Map in Appendix B.
- 3.1.2. There is a 4Bar Gas Main in the road to the south of the site.
- 3.1.3. The site is generally clear of any existing Gas Mains.

#### **3.2. Proposed:**

- 3.2.1 It is not proposed to provide Natural Gas to the Site.

#### **4.0. TELECOMS**

##### **4.1. VIRGIN MEDIA**

- 4.1.1. Please refer to Virgin Media Services Map in Appendix B.
- 4.1.2. There are existing Virgin Media Underground Services adjacent to the site. Virgin Media have confirmed the following *“Please note that these services contain live fibre, transmitting data traffic of a highly sensitive nature. Any work to be carried out in the vicinity of this ducting will necessitate that a Virgin Media Plant Protection Officer be present during the work.”*

##### **4.2. EIR**

- 4.2.1. Please refer to the EIR Services Map in Appendix B.
- 4.2.2. There are existing EIR Services underground around the perimeter of the site.
- 4.2.3. The site itself appears clear of Telecom Services.

##### **4.3. BT**

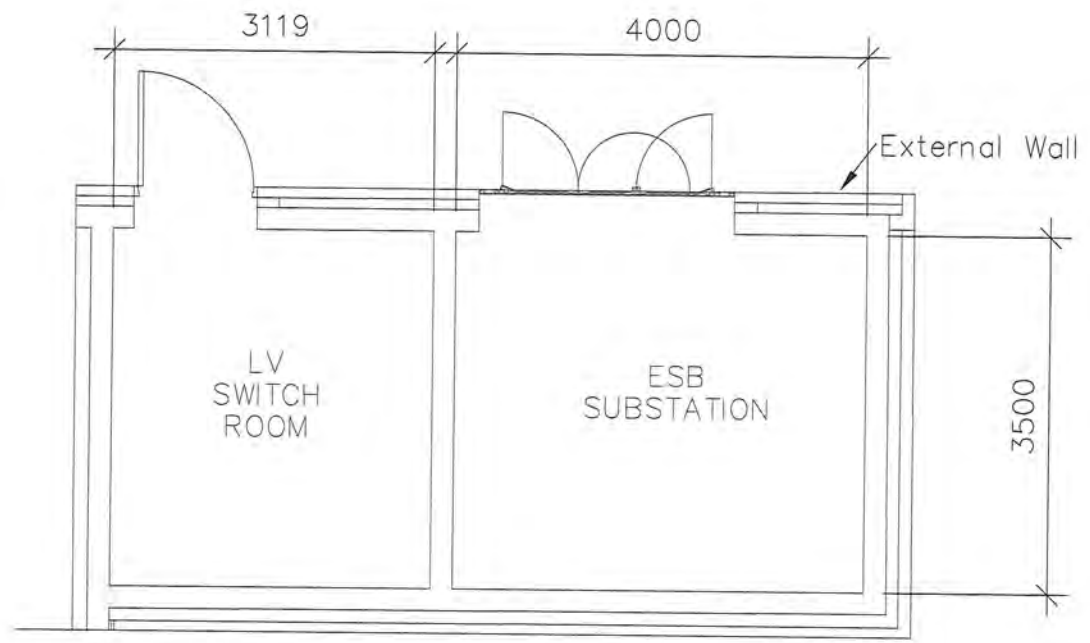
- 4.3.1. Please refer to the BT Services Map in Appendix B.
- 4.3.2. There are existing BT Services around the perimeter of the site.

##### **4.4. Proposed Telecoms**

- 4.4.1. New Telecom Distribution Ductwork will be provided on the site to facilitate Telecom Connections to the new Development.

**APPENDIX A**

**TYPICAL DRAWING**



Typical ESB Substation & LV Switchroom

Electrical Services Installation  Floor Level Services Description		<b>HOMAN O'BRIEN</b> Consulting Engineers 89 Booterstown Avenue, Blackrock, Co. Dublin. Telephone: 2056300, Fax: 2056301 E-mail: info@homanobrien.ie Web: www.homanobrien.ie		Drawing Number			Date			Scale Refer to Scalebar			Drawn 00	Checked 00	Issue 00



**APPENDIX B**

**EXISTING SITE SERVICES MAPS**



TITLE: 20201221-036\_A3

COLOUR CODE:

- BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES
- GREEN - MV(10KV/20KV) OVERHEAD LINES
- BLUE - LV (400V/230V) OVERHEAD LINES
- CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
- RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

DATE: 21-Dec-2020  
 \*\* SCALE: 1:2500

\*\* SCALE WHEN PRINTED ON AN A3 PAGE  
 XY COORDINATES DISPLAYED IN IRISH GRID COORDINATE SYSTEM

**WARNING**

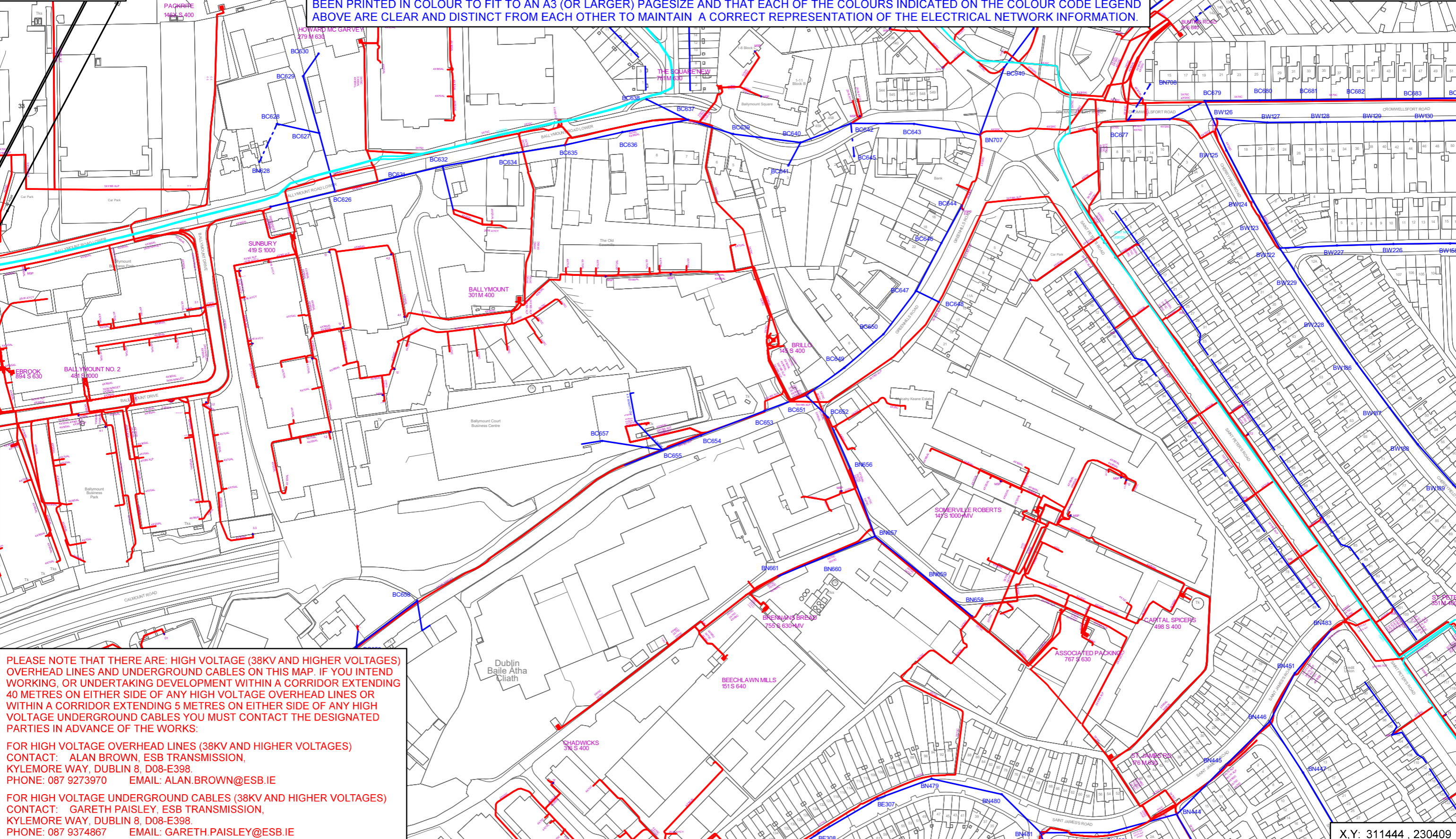
THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS THE USER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY THE INFORMATION AND THE LOCATION OF UNDERGROUND CABLES AND OVERHEAD LINES. LOW VOLTAGE (230V/400V) SERVICE CABLES (E.G. HOUSE SERVICES, FACTORY/SHOP SERVICES, PUBLIC LIGHTING LAMP SERVICES, ETC) ARE NOT INCLUDED BUT THEIR PRESENCE SHOULD BE ANTICIPATED. THE DEPTHS OF UNDERGROUND CABLES MUST NEVER BE ASSUMED. ADDITIONAL MORE DETAILED INFORMATION IS AVAILABLE FOR HIGH VOLTAGE TRANSMISSION UNDERGROUND CABLES (38KV, 110KV, 220KV, 400KV) FROM THE LOCAL ESB NETWORKS TRANSMISSION REPRESENTATIVE - SEE ATTACHED LIST FOR CONTACT DETAILS OR CALL 1850 372 757. NO WORK SHOULD BE CARRIED OUT IN THE VICINITY OF 38KV OR HIGHER VOLTAGE UNDERGROUND CABLES WITHOUT PRIOR CONSULTATION WITH ESB NETWORKS. BEFORE ANY MECHANICAL EXCAVATION IS UNDERTAKEN, THE ACTUAL LOCATION OF ALL UNDERGROUND ELECTRICITY CABLES MUST BE ESTABLISHED AND VERIFIED ON THE SITE USING: (A) UP-TO-DATE MAP RECORDS; (B) CABLE LOCATER EQUIPMENT OPERATED IN BOTH POWER AND RADIO MODES; (C) CAREFUL HAND DIGGING OF TRIAL HOLES USING 'SAFE DIGGING PRACTICE'. REFER ALSO TO 'HSA CODE OF PRACTICE FOR AVOIDING DANGER FROM UNDERGROUND SERVICES'. ESB TAKES NO RESPONSIBILITY FOR AND SHALL BEAR NO LIABILITY, HOWSOEVER ARISING, IN RELATION TO ANY DAMAGE, INJURY/DEATH OR LOSS OF SUPPLY AS A RESULT OF DAMAGE OR INTERFERENCE WITH ITS NETWORKS.

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X,Y: 311444 , 231014



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 CONTACT: ALAN BROWN, ESB TRANSMISSION,  
 KYLEMORE WAY, DUBLIN 8, D08-E398.  
 PHONE: 087 9273970 EMAIL: ALAN.BROWN@ESB.IE

FOR HIGH VOLTAGE UNDERGROUND CABLES (38KV AND HIGHER VOLTAGES)  
 CONTACT: GARETH PAISLEY, ESB TRANSMISSION,  
 KYLEMORE WAY, DUBLIN 8, D08-E398.  
 PHONE: 087 9374867 EMAIL: GARETH.PAISLEY@ESB.IE

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TITLE:  
20211019-072\_A0

COLOUR CODE:  
 BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES  
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DATE: 19-Oct-2021

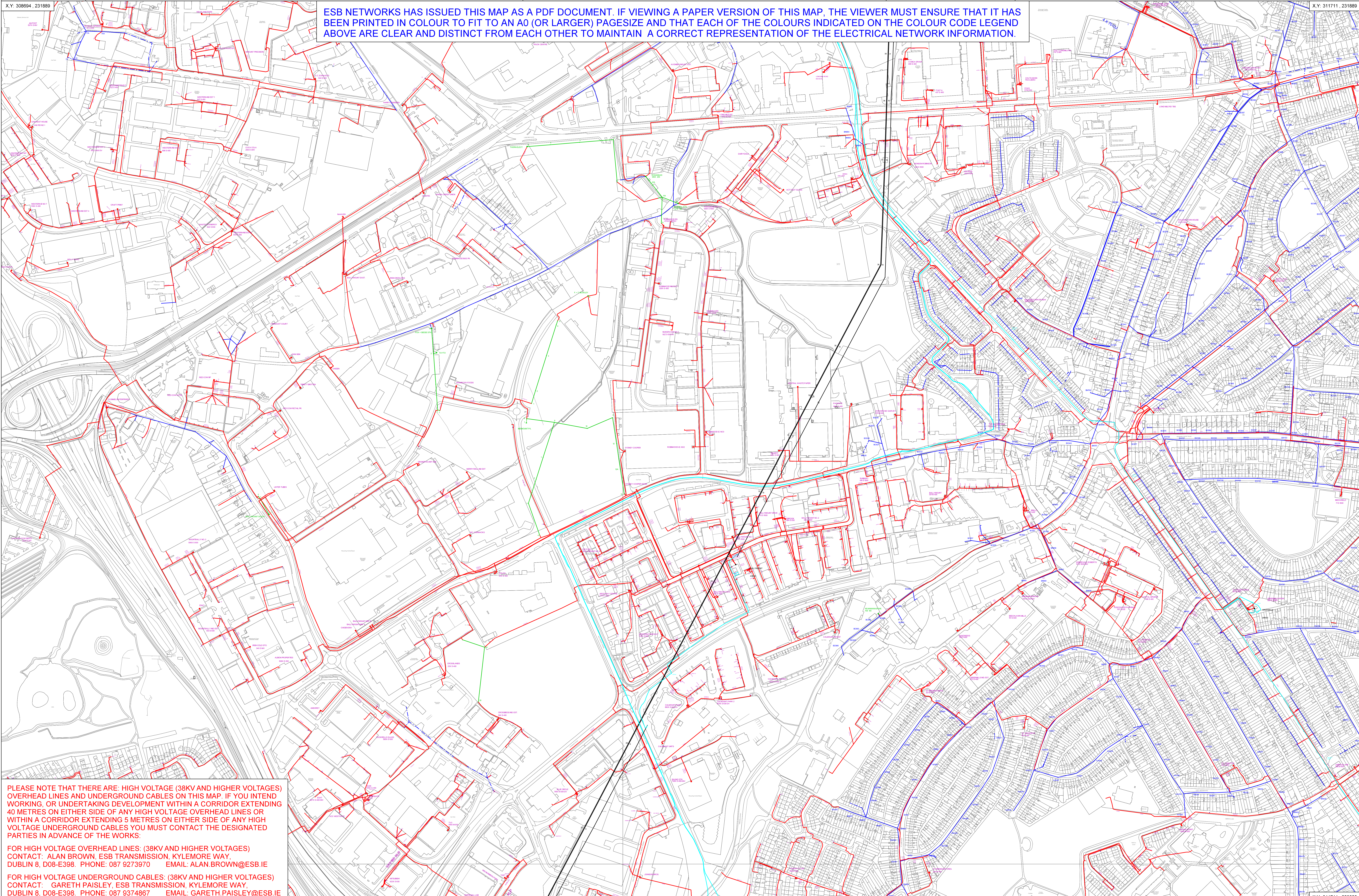
\*\* SCALE: 1:2600

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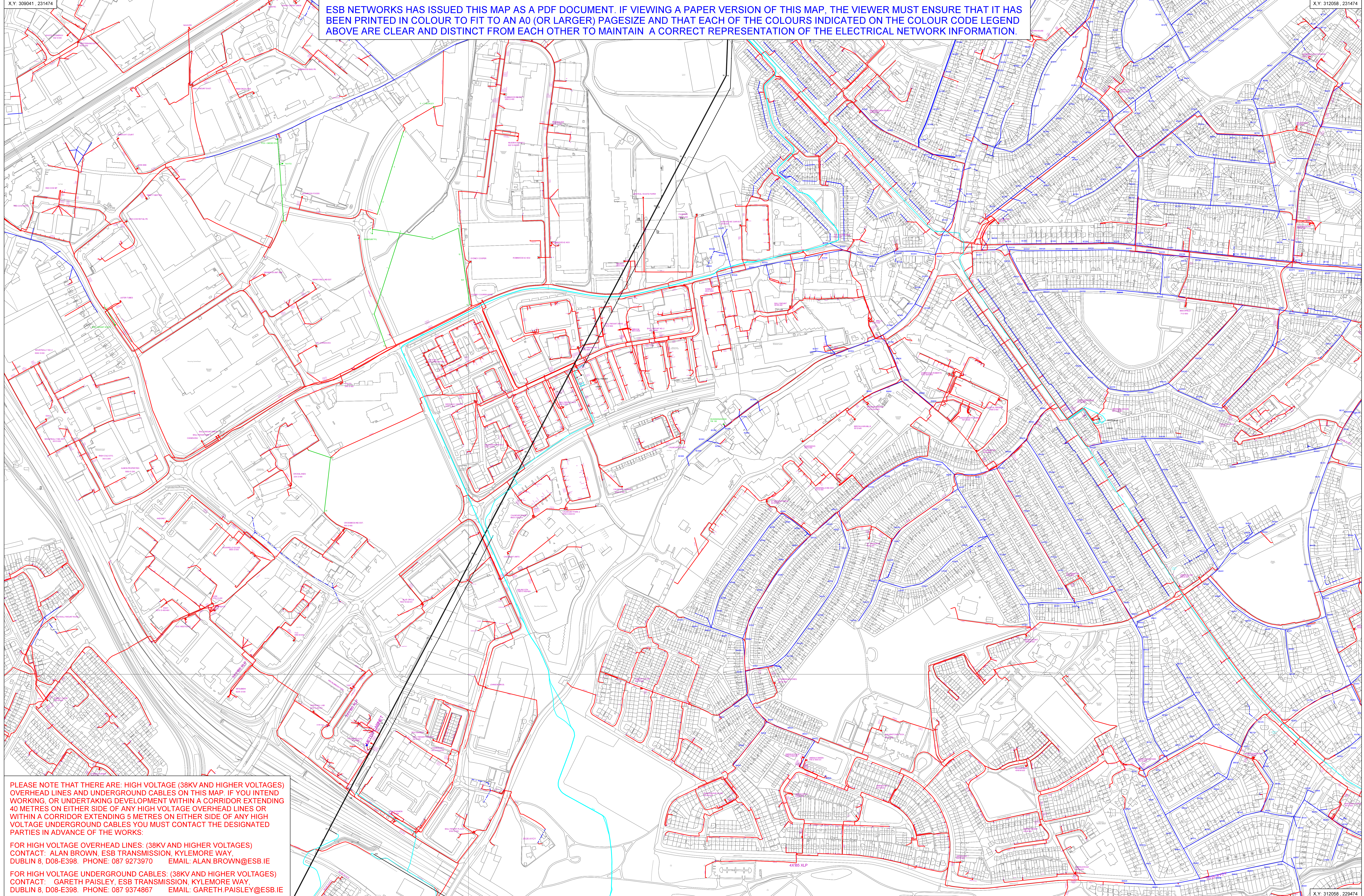


**TITLE:**  
20211019-072-001\_A0

**COLOUR CODE:**  
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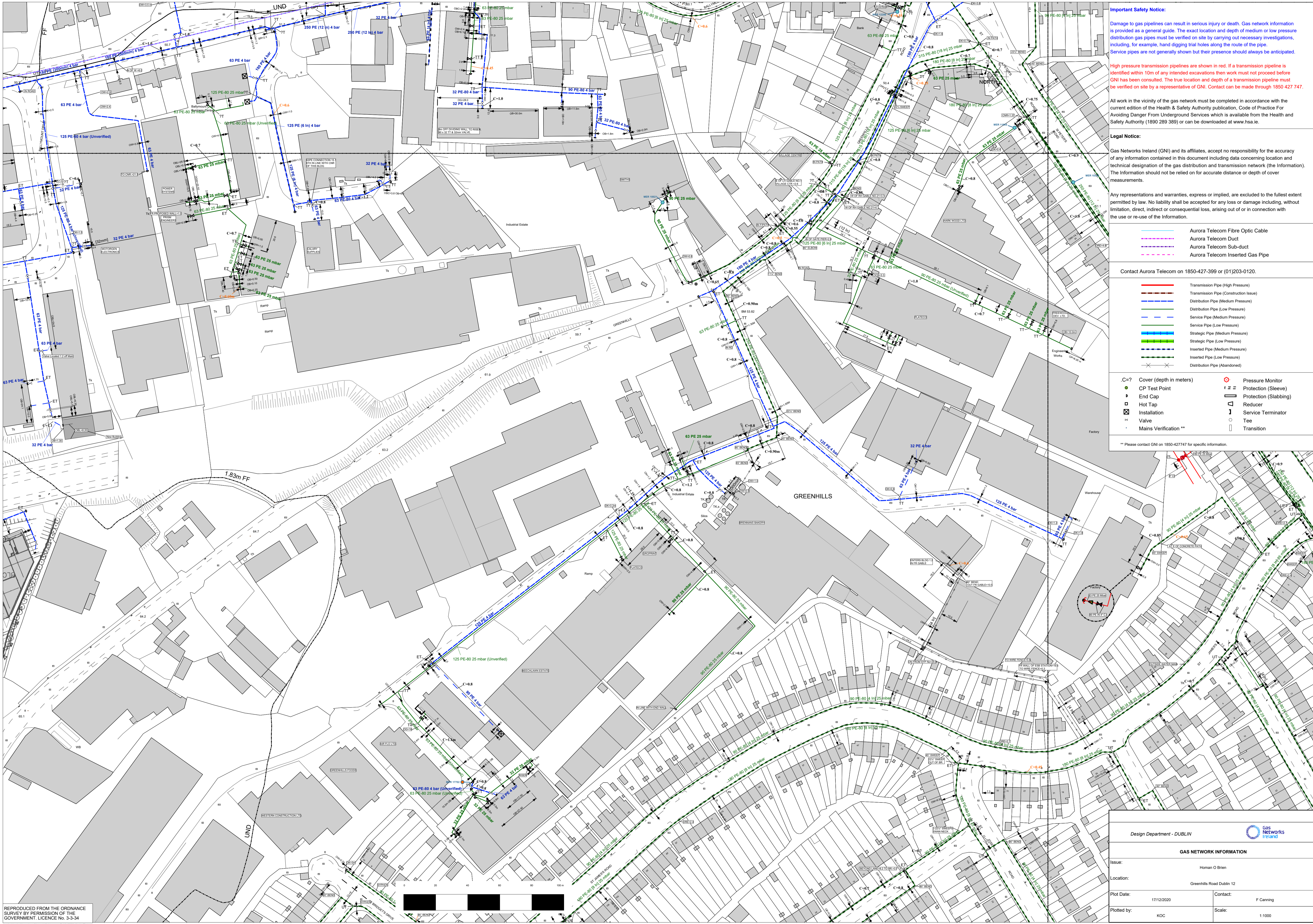
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X.Y: 312058 231474  
 X.Y: 312058 229474



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 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 & Safety Authority publication, Code of Practice For Avoiding Danger From Underground Services which is available from the Health and Safety Authority (1800 289 389) or can be downloaded at www.hsa.ie.

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	Aurora Telecom Fibre Optic Cable
	Aurora Telecom Duct
	Aurora Telecom Sub-duct
	Aurora Telecom Inserted Gas Pipe

Contact Aurora Telecom on 1850-427-399 or (01)203-0120.

	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 Pipe (Medium Pressure)
	Inserted Pipe (Low Pressure)
	Distribution Pipe (Abandoned)

	Cover (depth in meters)		Pressure Monitor
	CP Test Point		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Tee
	Mains Verification **		Transition

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

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Design Department - DUBLIN

**GAS NETWORK INFORMATION**

Issue: Homan O'Brien

Location: Greenhills Road Dublin 12

Plot Date: 17/12/2020 Contact: F Canning

Plotted by: KOC Scale: 1:1000



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	Aurora Telecom Fibre Optic Cable
	Aurora Telecom Duct
	Aurora Telecom Sub-duct
	Aurora Telecom Inserted Gas Pipe

	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 Pipe (Medium Pressure)
	Inserted Pipe (Low Pressure)
	Distribution Pipe (Abandoned)

	Cover (depth in meters)		Pressure Monitor
	CP Test Point		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
	Installation		Service Terminator
	Valve		Teel
	Mains Verification **		Transition

\*\* Please contact GNI on 1800-427747 for specific information.

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Design Department - DUBLIN

**GAS NETWORK INFORMATION**

Issue: Homan O' Brien

Location: Greenhills Road Walkinstown

Plot Date: 21/10/2021 Contact: F Canning

Plotted by: KOC Scale: 1:1000



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	Aurora Telecom Sub-duct
	Aurora Telecom Inserted Gas Pipe

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	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 Pipe (Medium Pressure)
	Inserted Pipe (Low Pressure)
	Distribution Pipe (Abandoned)

	Cover (depth in meters)		Pressure Monitor
	CP Test Point		Protection (Sleeve)
	End Cap		Protection (Slabbing)
	Hot Tap		Reducer
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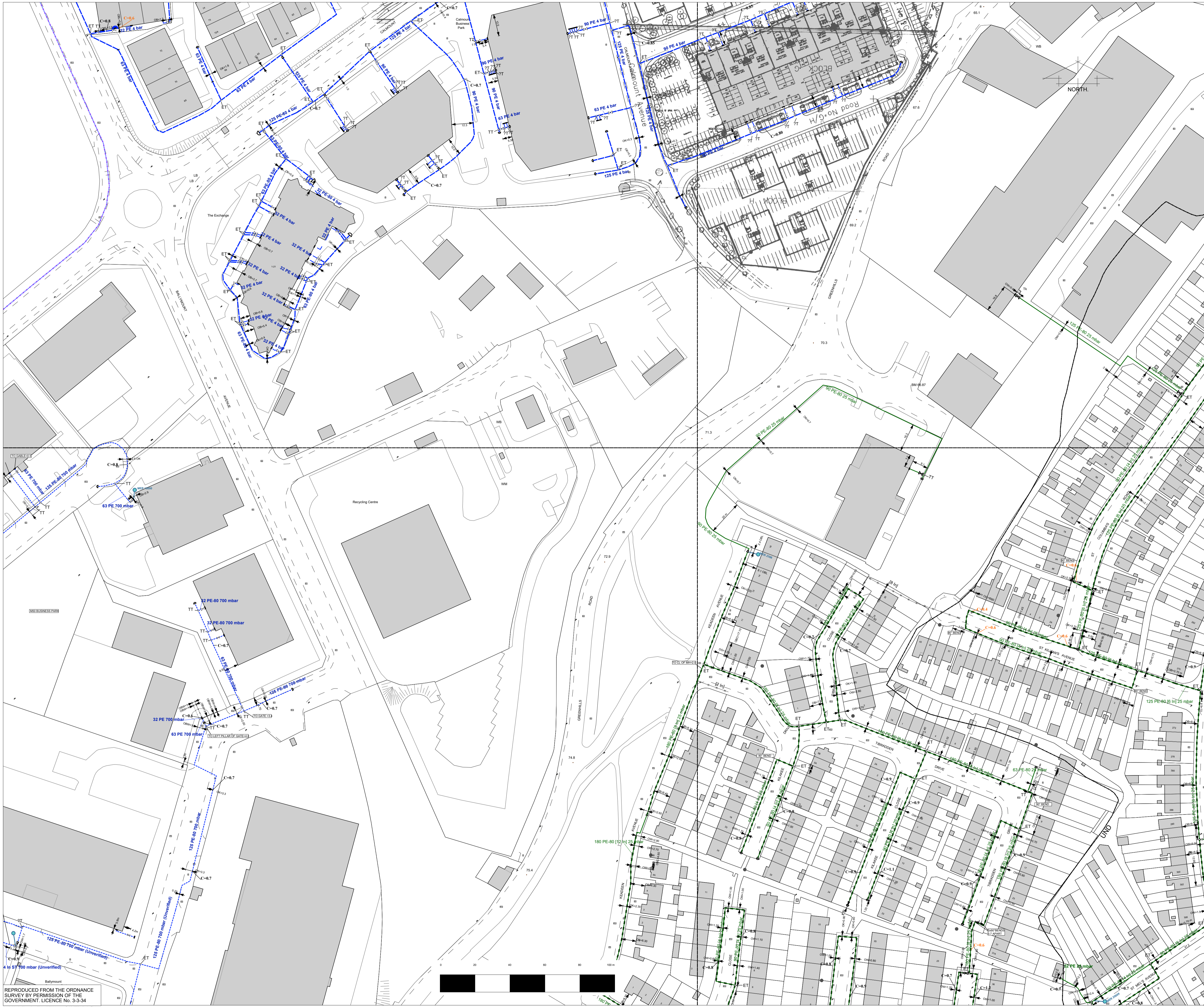
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Issue: Homan O' Brien

Location: Greenhills Road Walkinstown

Plot Date: 21/10/2021 Contact: F Canning

Plotted by: KOC Scale: 1:1000



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- 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 Pipe (Medium Pressure)
- Inserted Pipe (Low Pressure)
- Distribution Pipe (Abandoned)

- C=? Cover (depth in meters)
- CP Test Point
- End Cap
- Hot Tap
- Installation
- Valve
- Mains Verification \*\*
- Pressure Monitor
- Protection (Sleeve)
- Protection (Slabbing)
- Reducer
- Service Terminator
- Tee
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**GAS NETWORK INFORMATION**

Issue: Homan O' Brien

Location: Greenhills Road Walkinstown

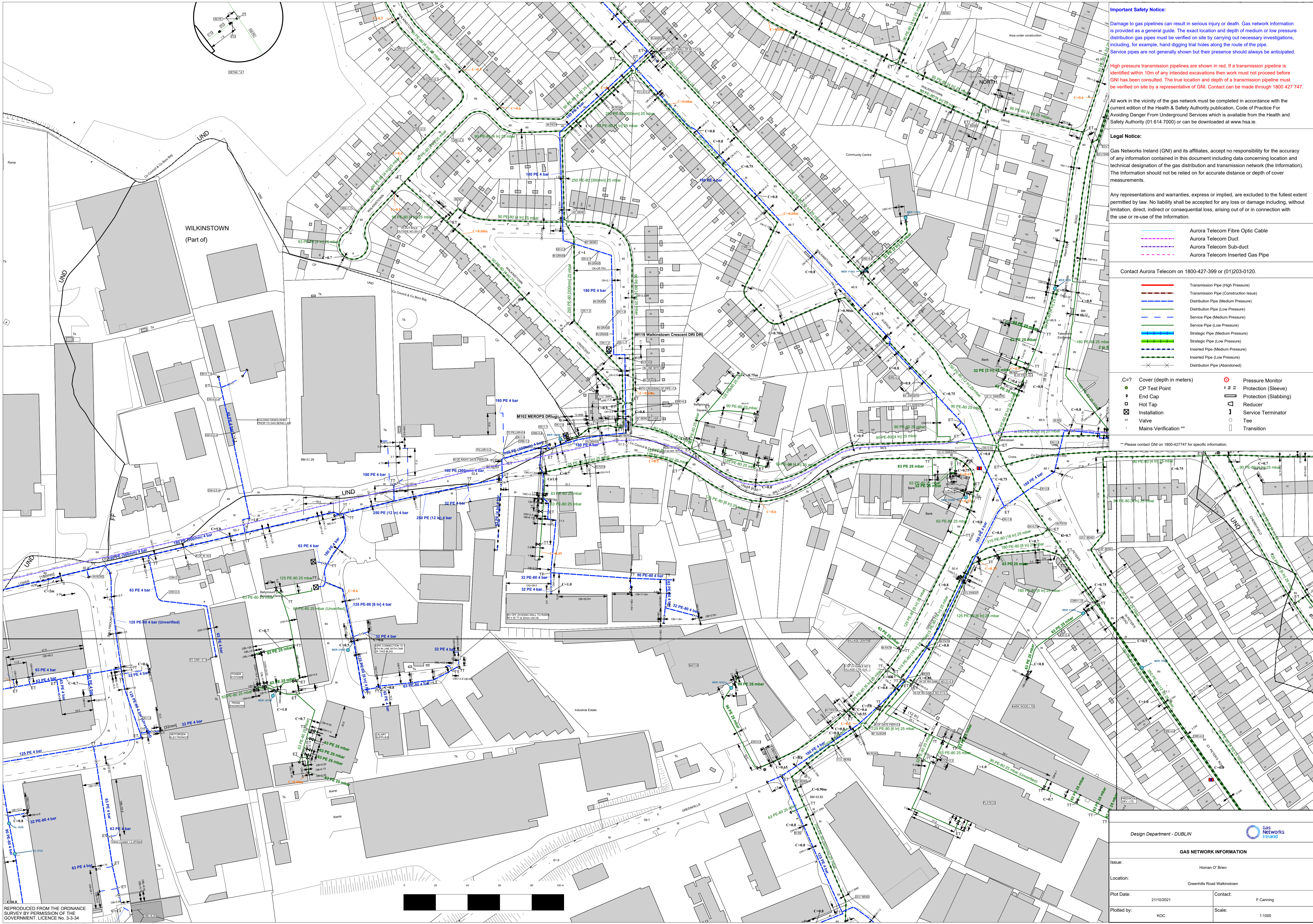
Plot Date: 21/10/2021

Plotted by: KOC

Contact: F Canning

Scale: 1:1000





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	Strategic Pipe (Low Pressure)
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	Inserted Pipe (Low Pressure)
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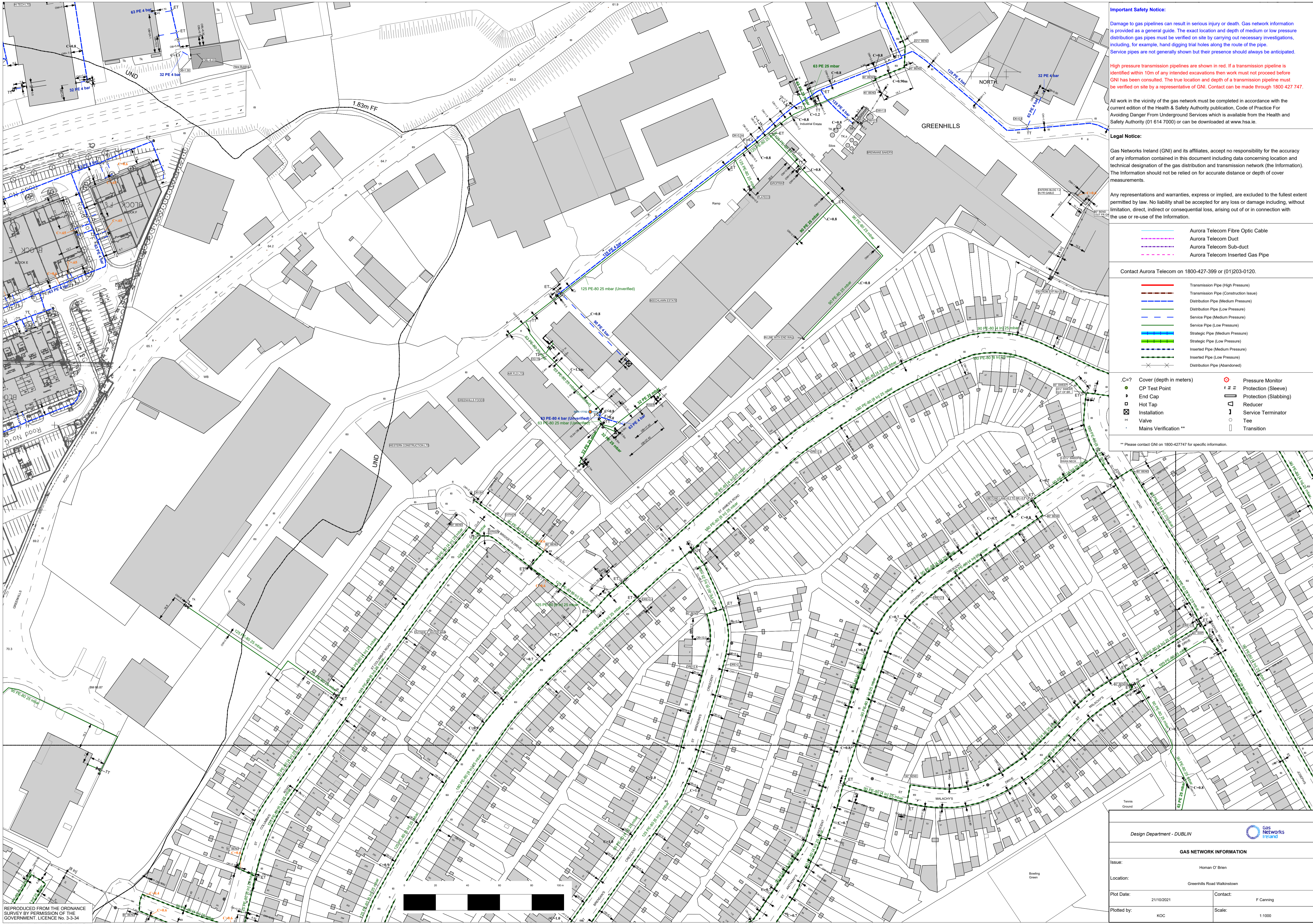
**GAS NETWORK INFORMATION**

Issue: Homan O'Brien

Location: Greenhills Road Walkinstown

Plot Date: 21/10/2021 Contact: F Canning

Plotted by: KOC Scale: 1:1000



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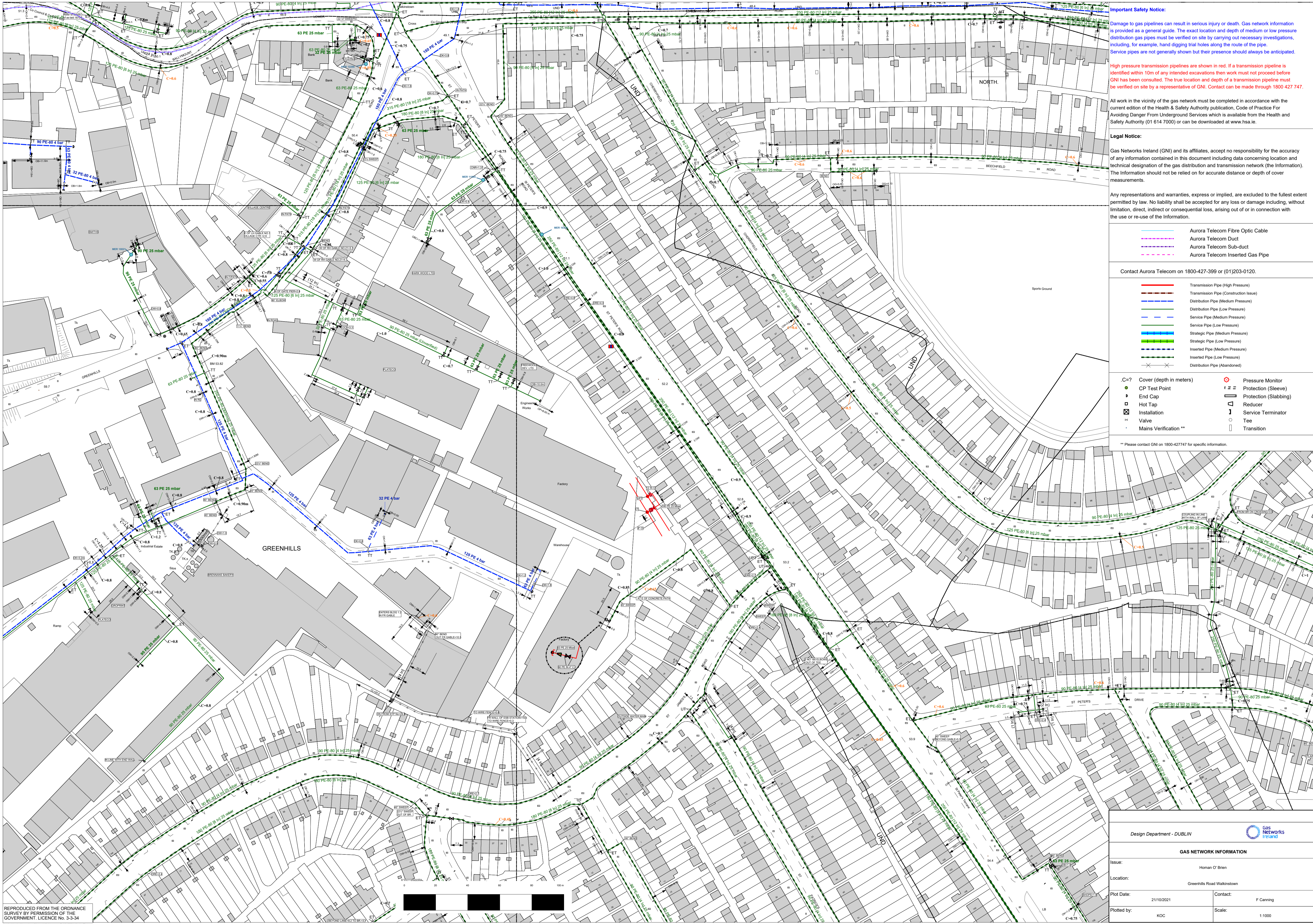
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Issue: Homan O'Brien

Location: Greenhills Road Walkinstown

Plot Date: 21/10/2021	Contact: F Canning
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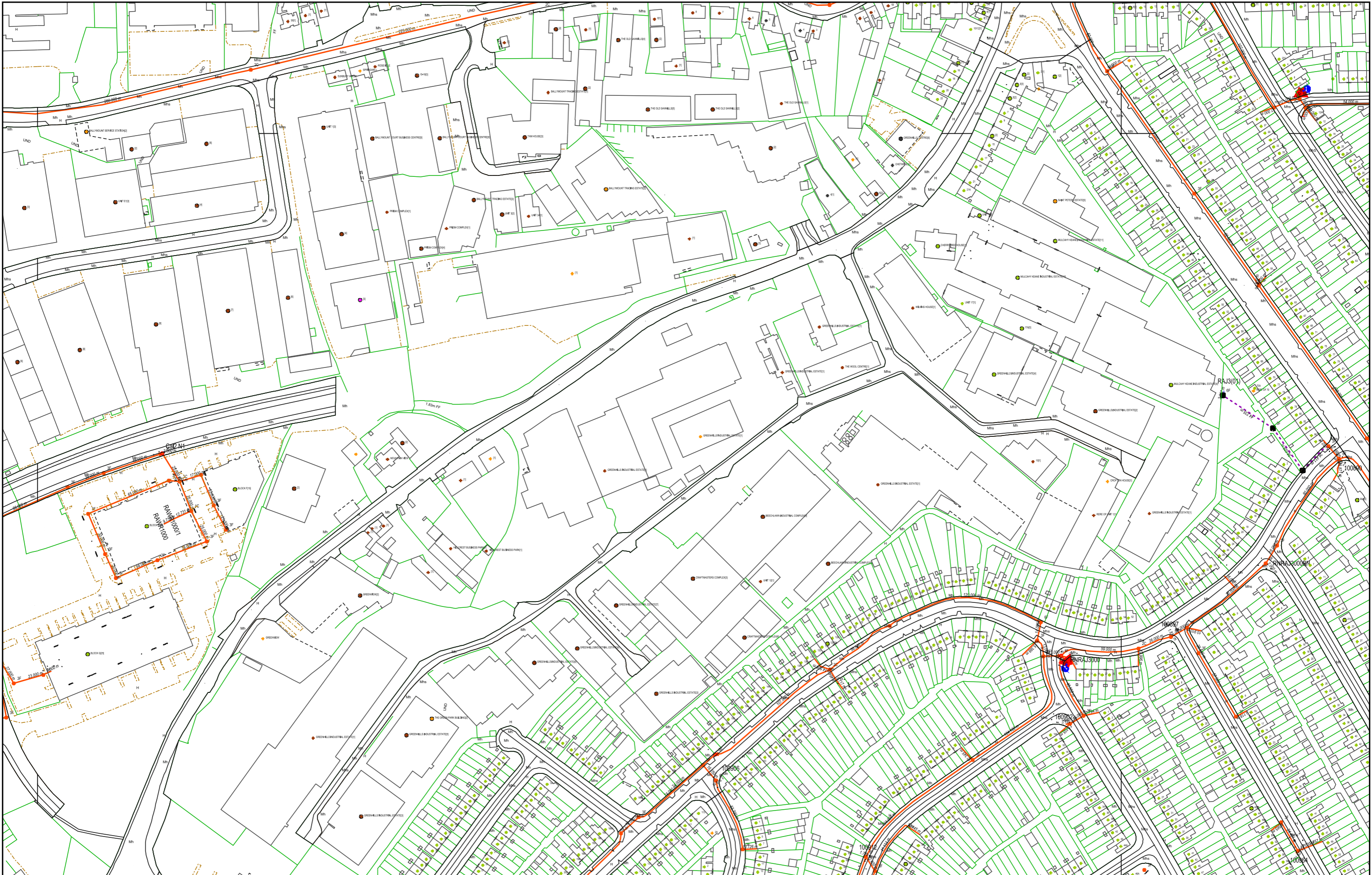
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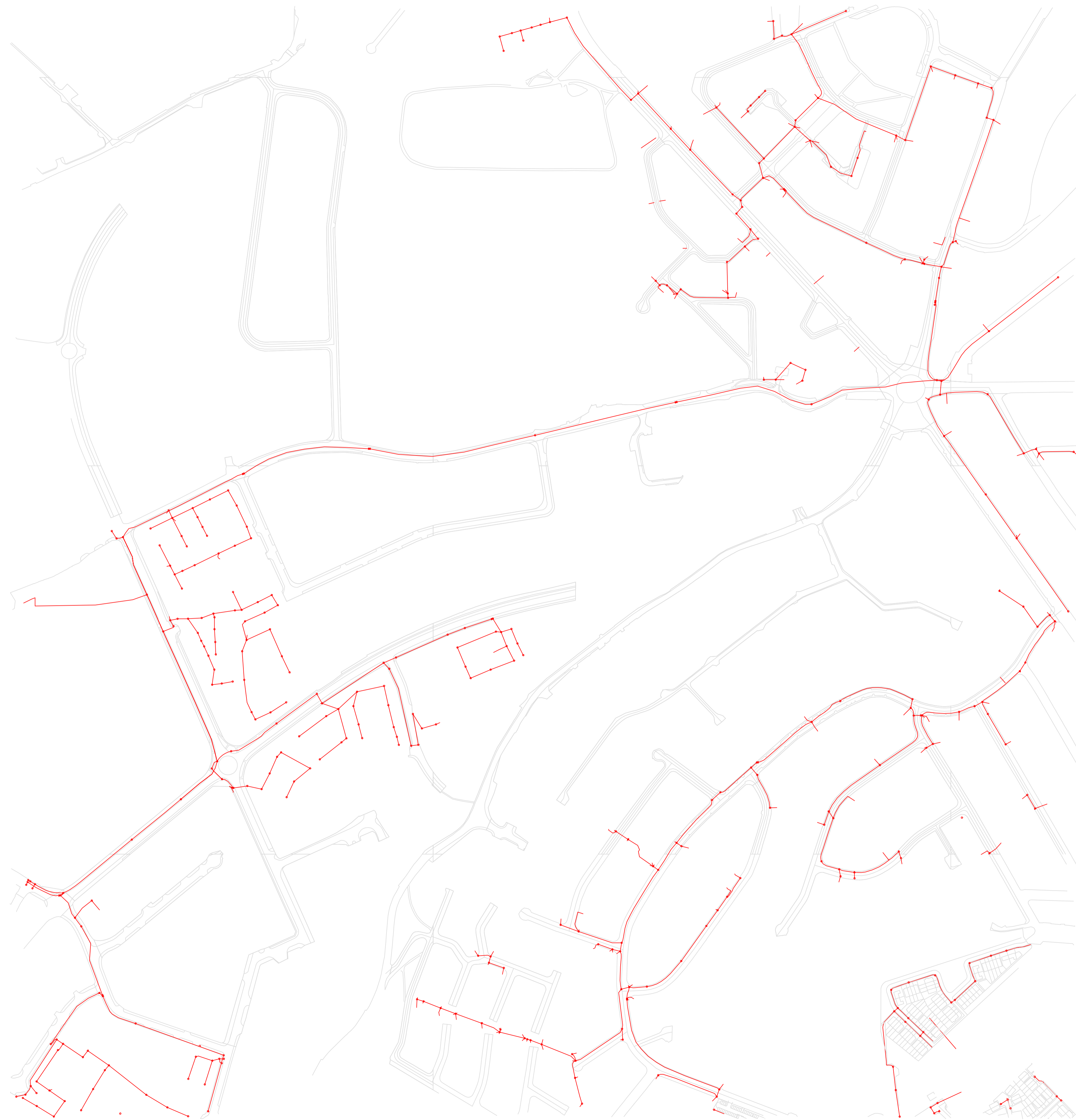
**GAS NETWORK INFORMATION**

Issue: Homan O'Brien

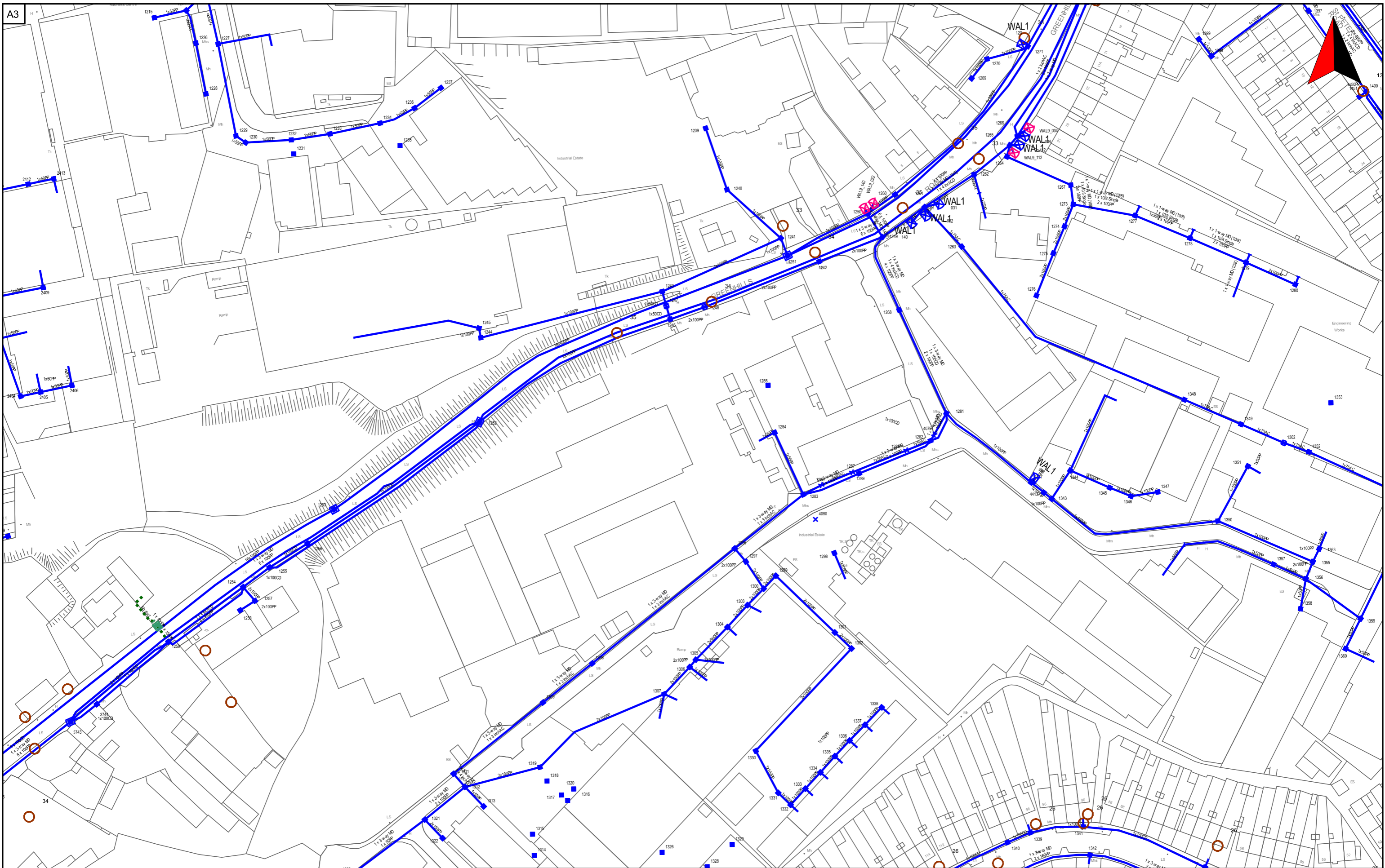
Location: Greenhills Road Walkinstown

Plot Date: 21/10/2021	Contact: F Canning
Plotted by: KOC	Scale: 1:1000





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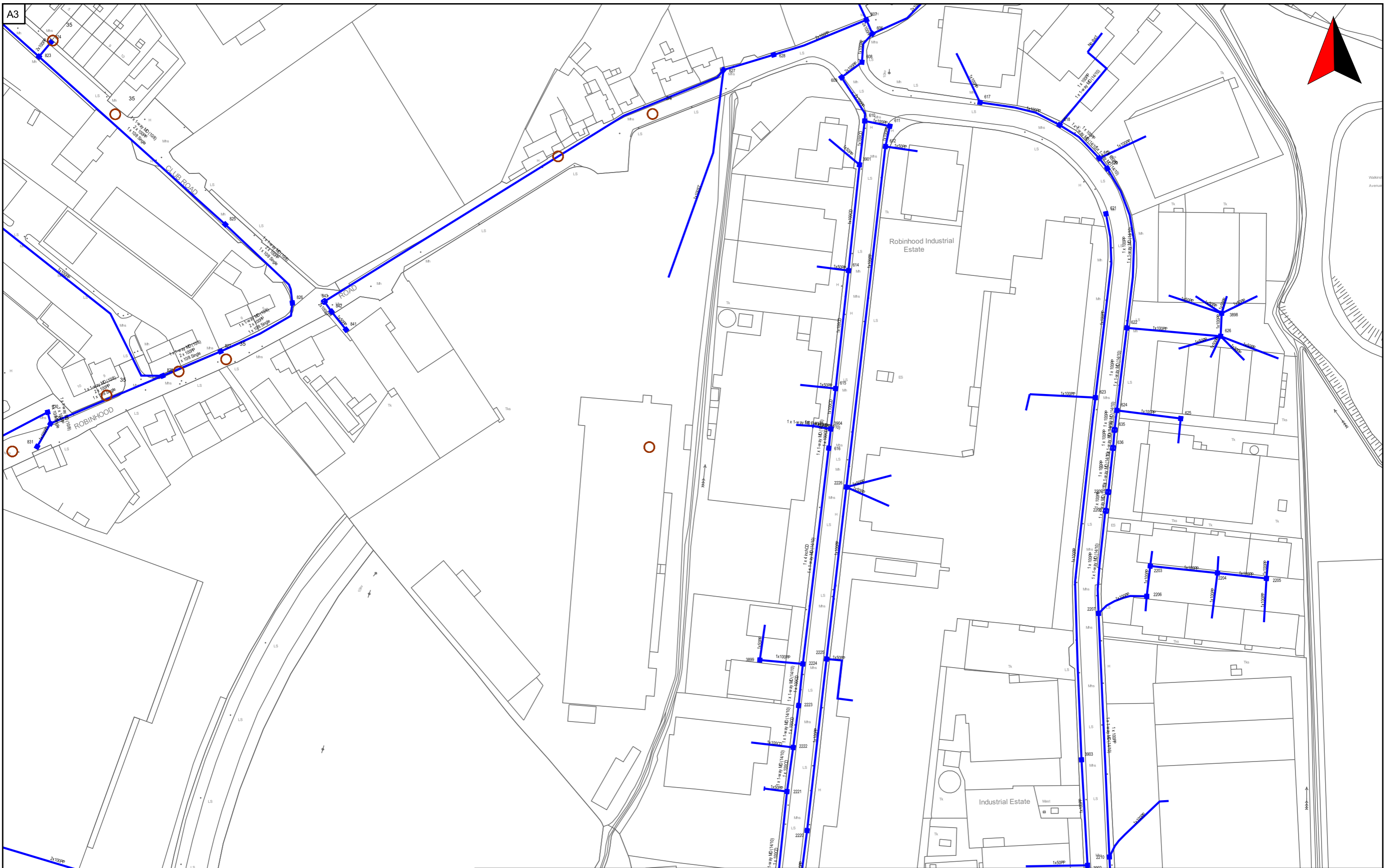
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Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 310919 m, 230609 m
Date 16/12/2020	Smallworld Powered by GE



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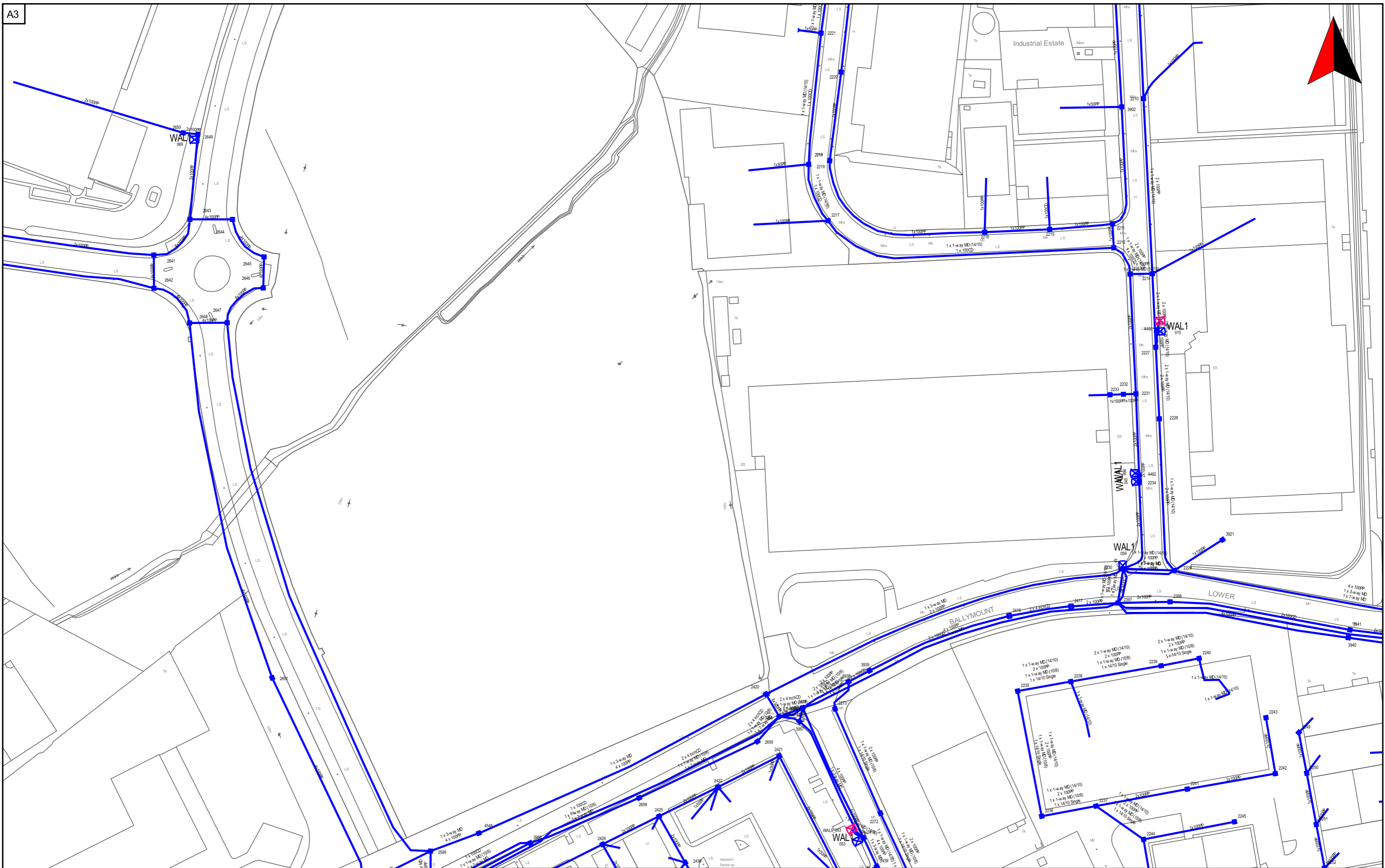
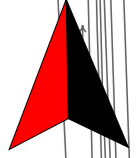
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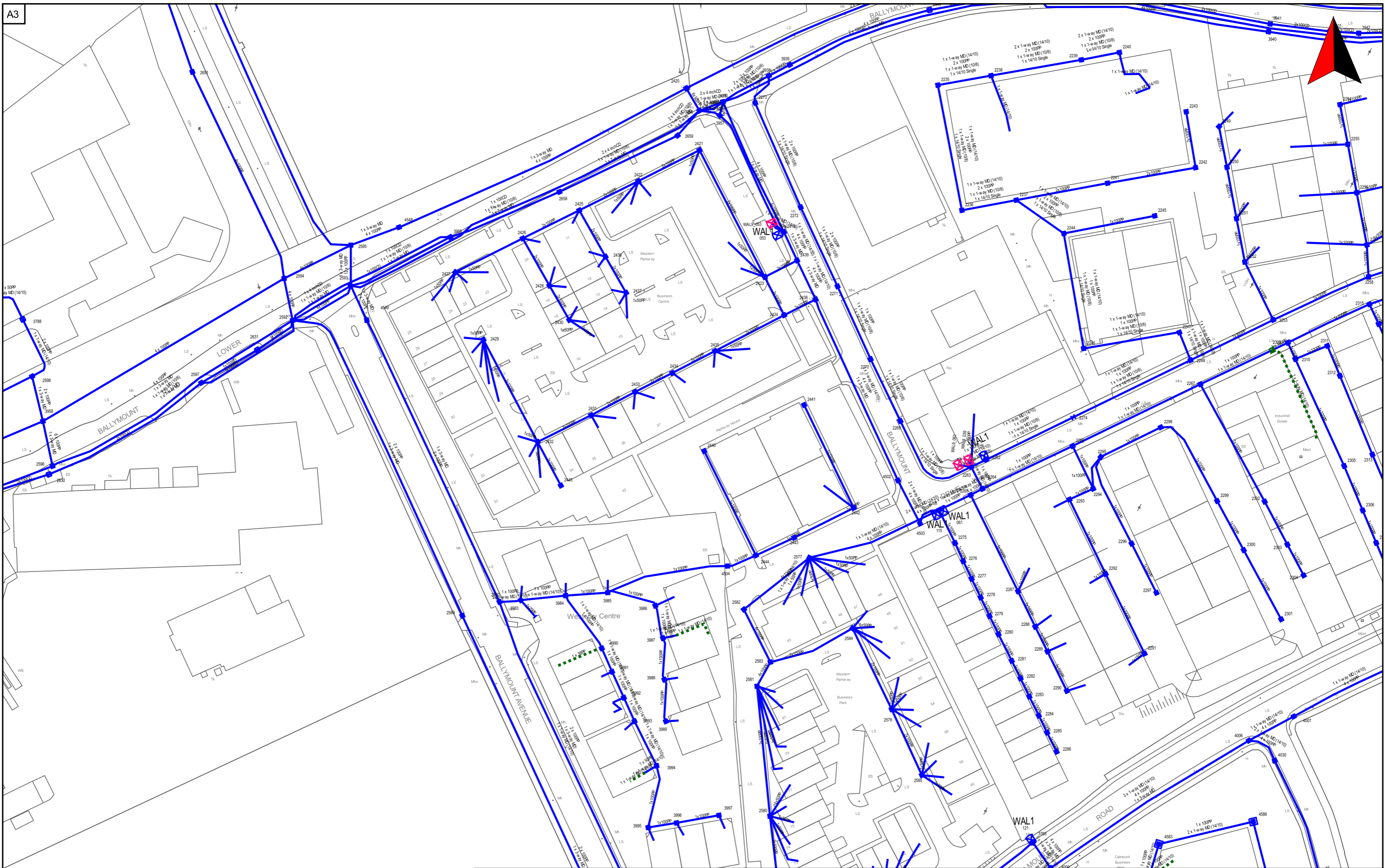


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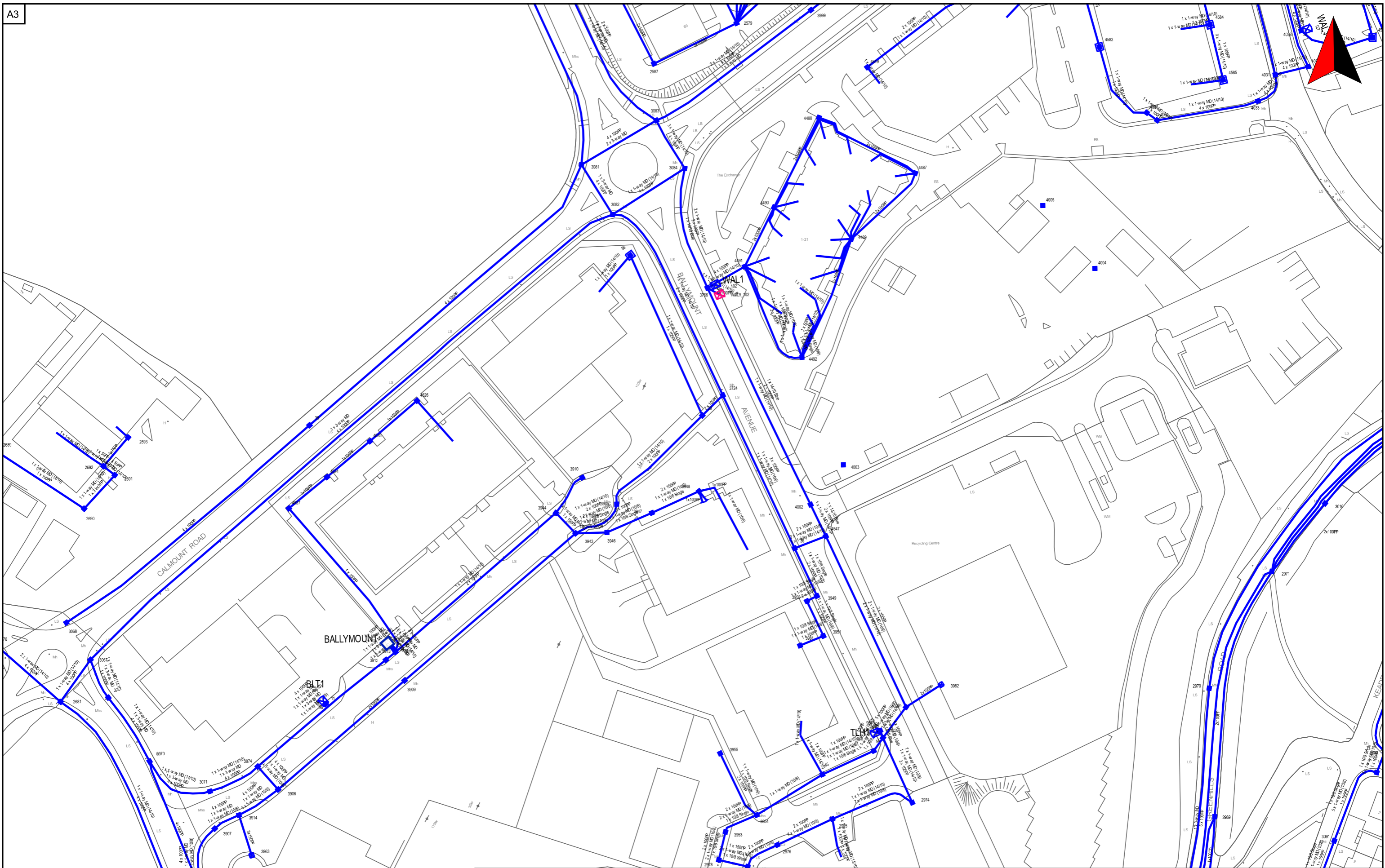
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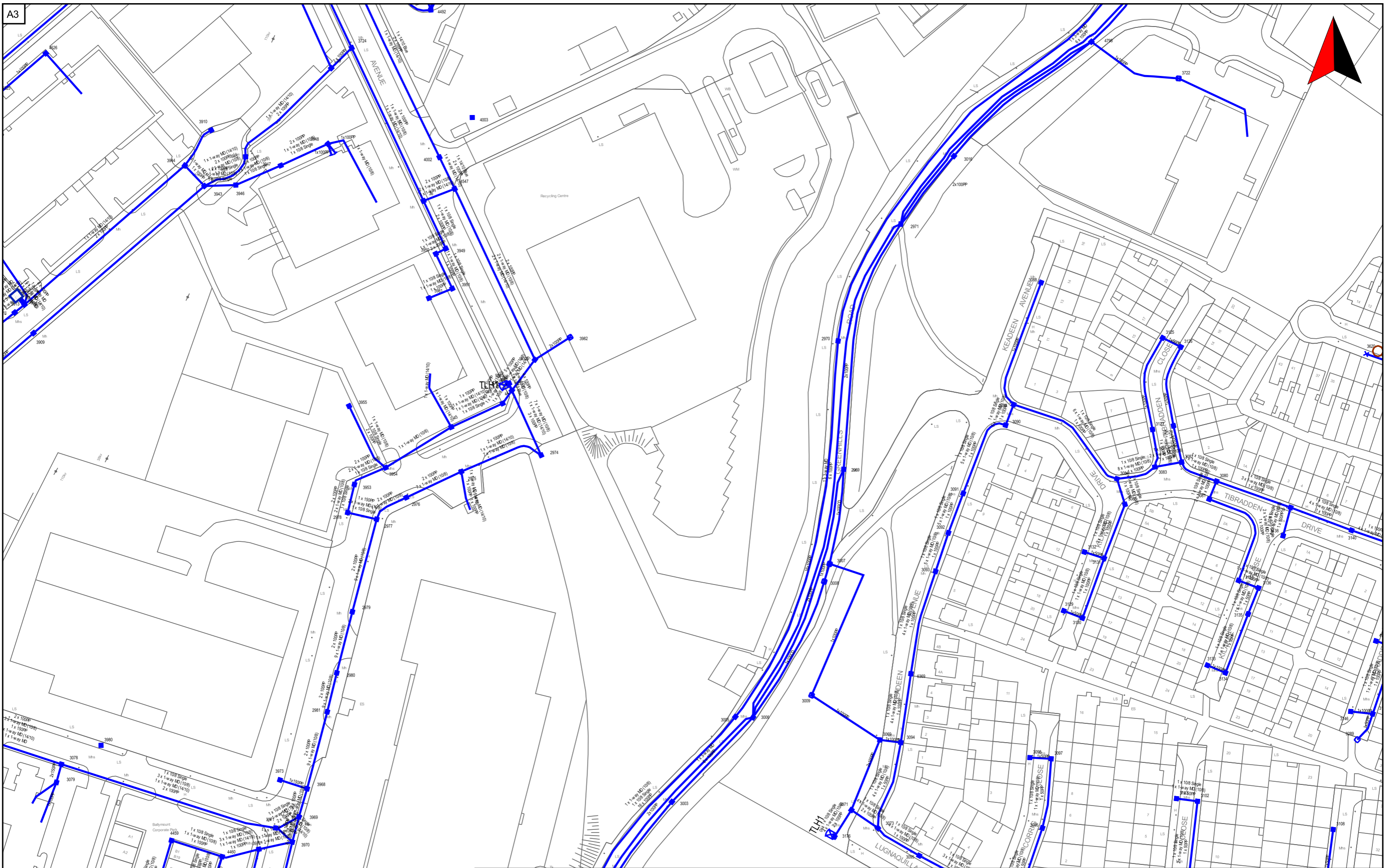
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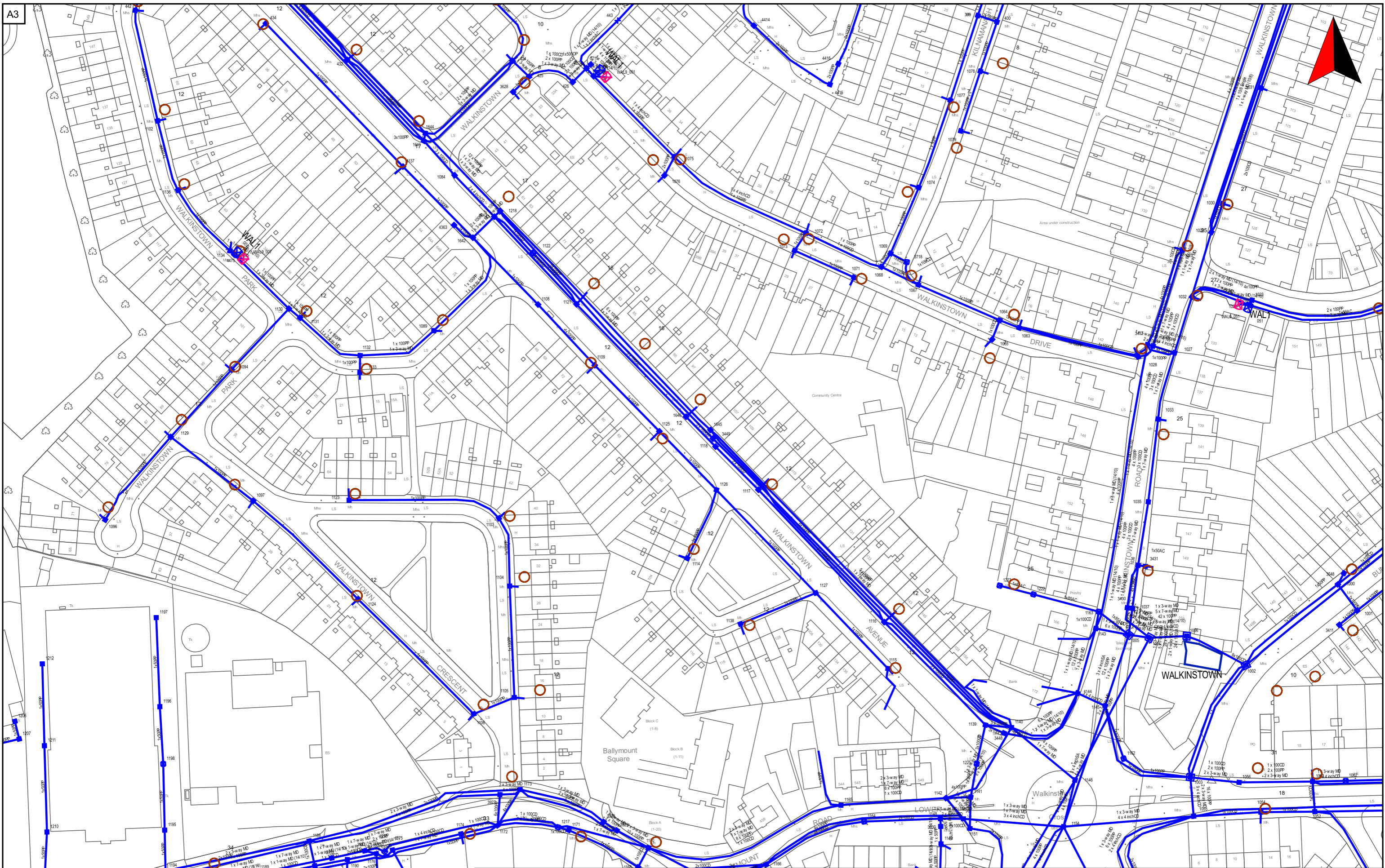
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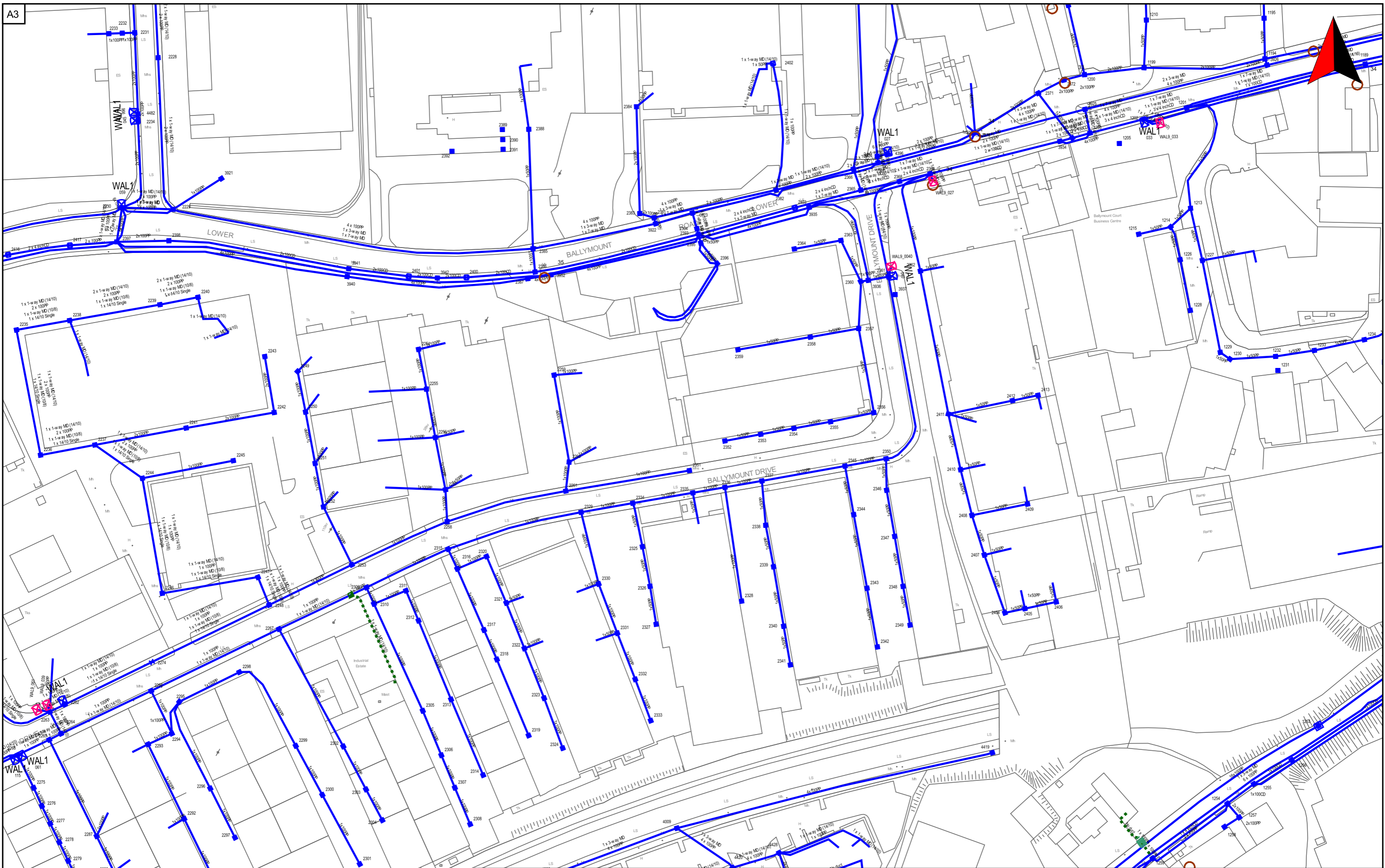
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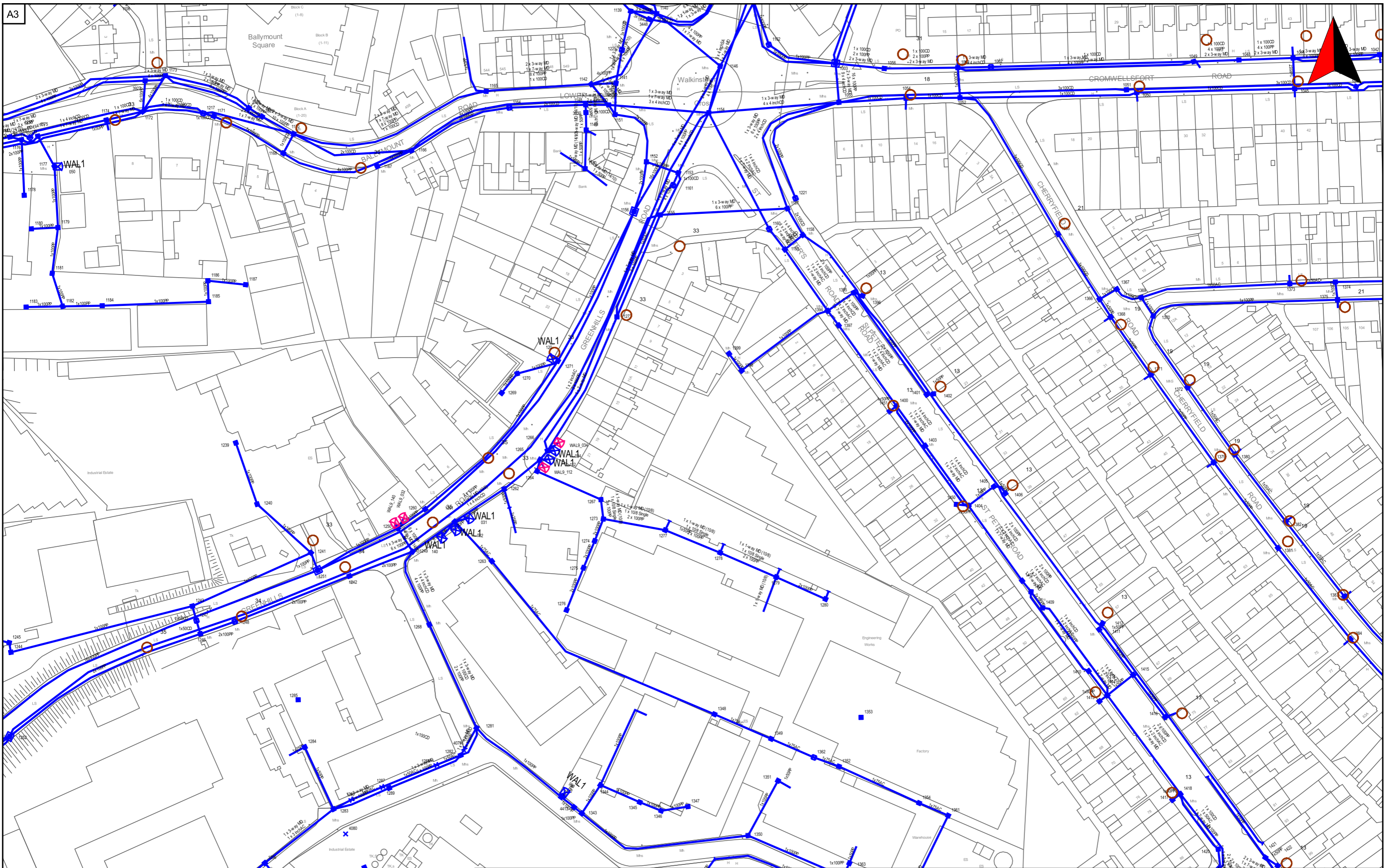
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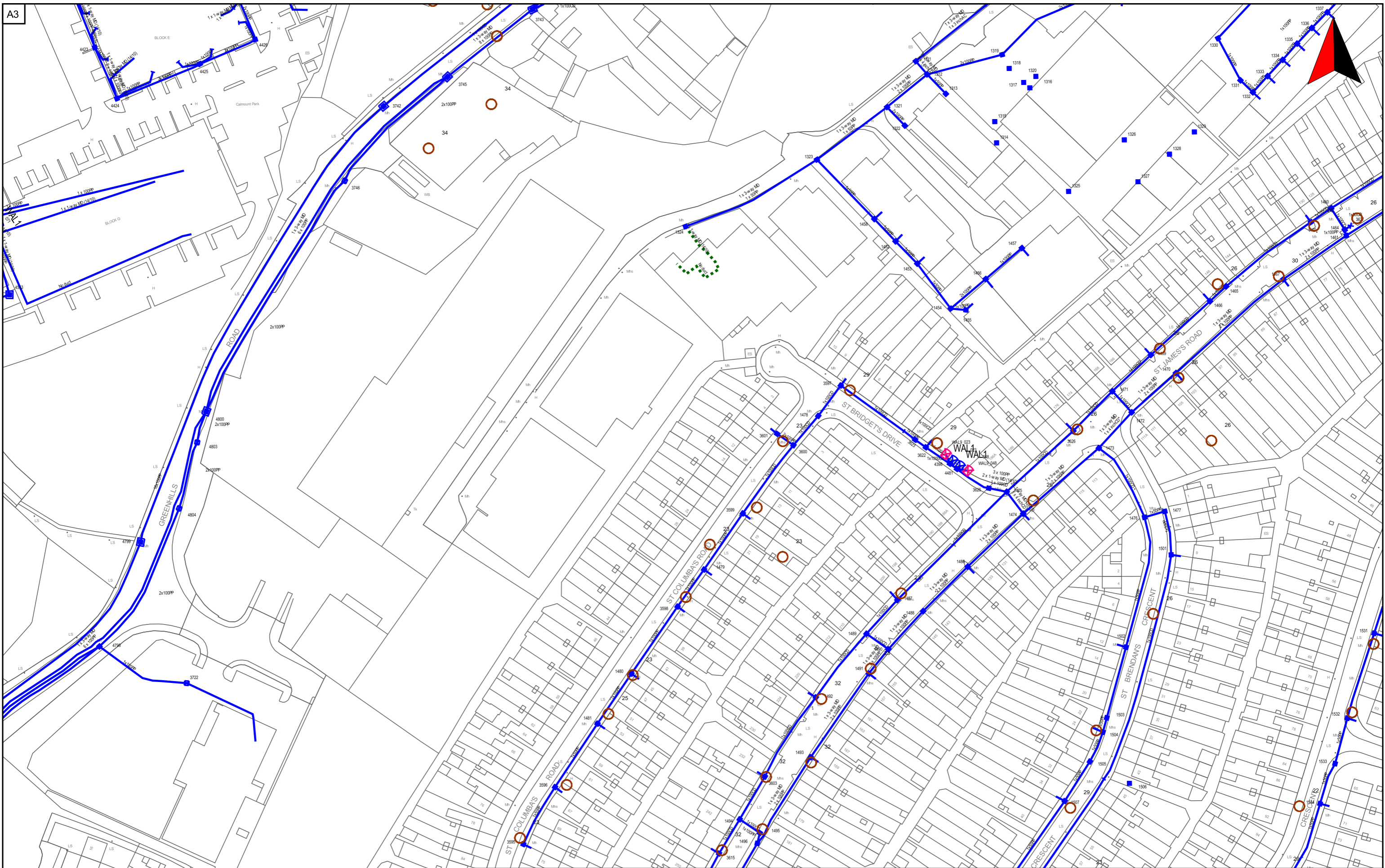
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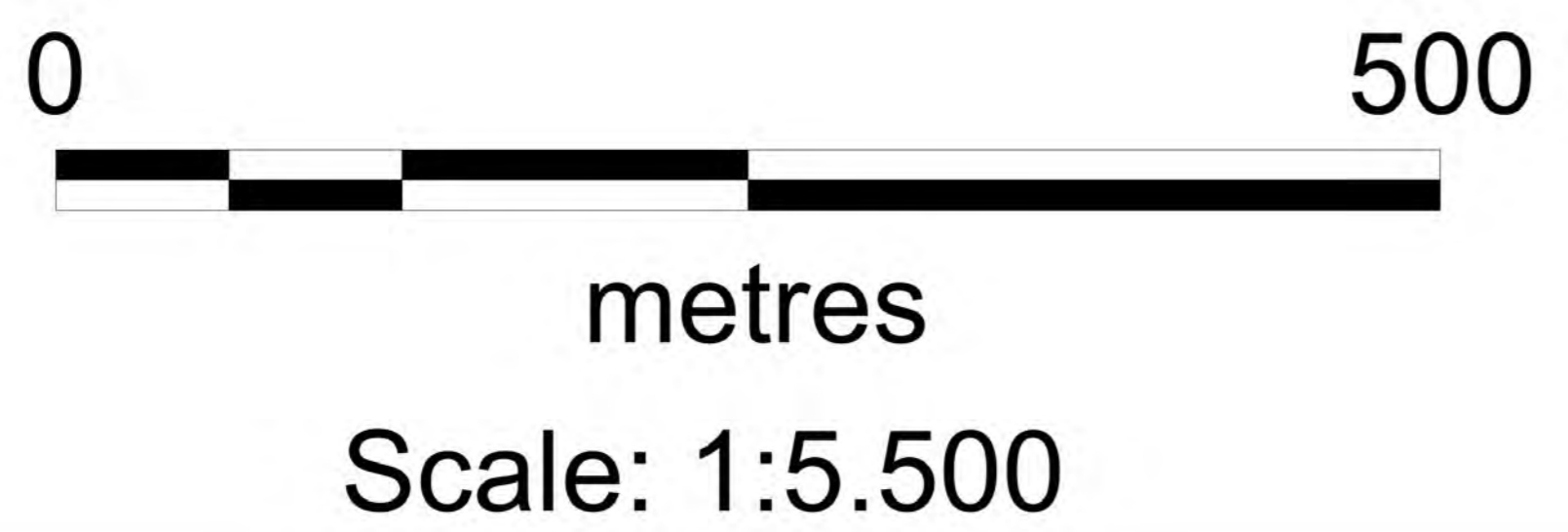
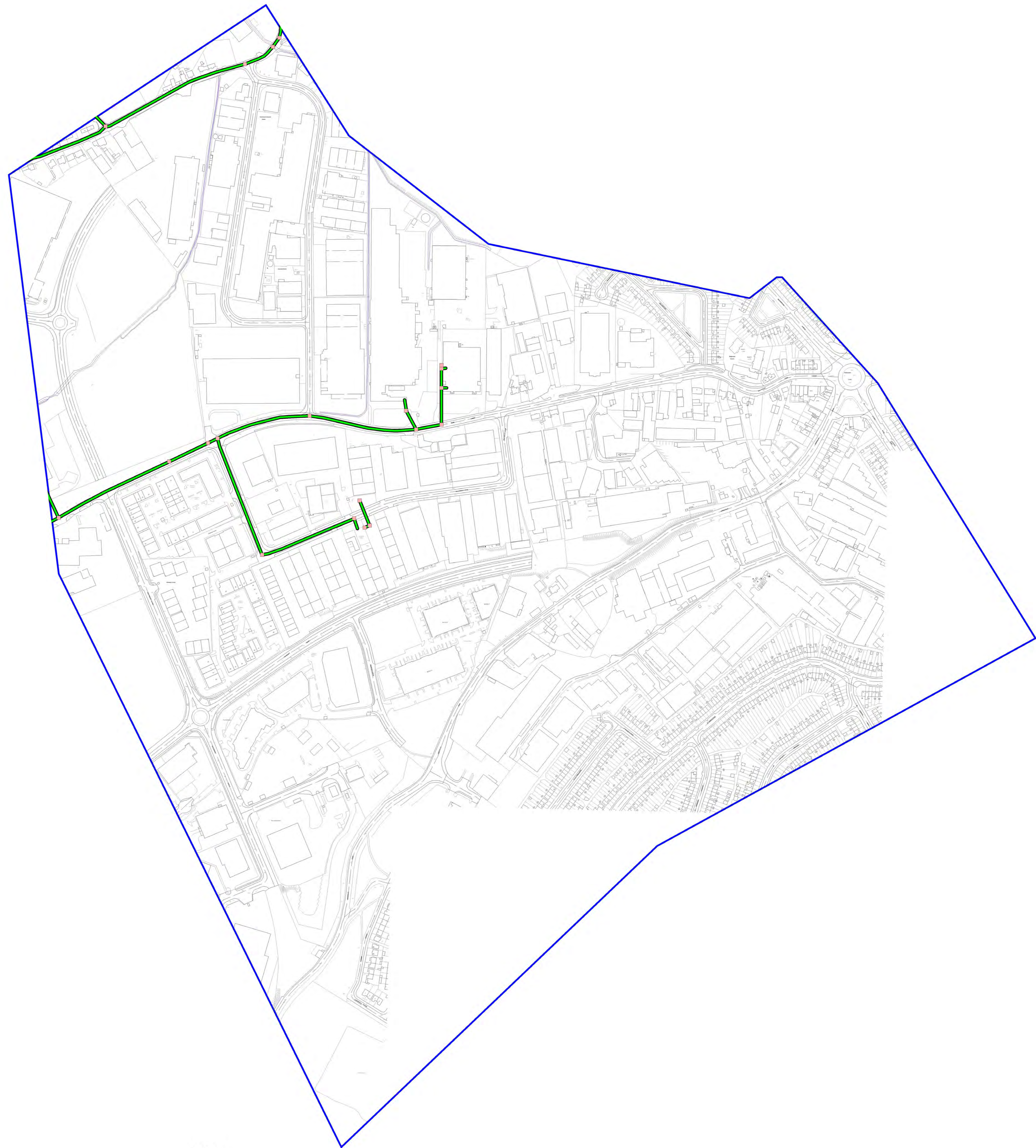
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Date 08/11/2021	Smallworld Powered by GE



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