

**UTILITIES & TELECOMMUNICATION REPORT  
FOR THE  
RESIDENTIAL DEVELOPMENT  
AT  
STONEY HILL ROAD, RATHCOOLE, CO DUBLIN**

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## 1.0 INTRODUCTION

MANDE Consulting Ltd. (MandE) prepared this Energy Report, on behalf of "Romeville Developments Limited", for a proposed residential development on a site located at Stoney Hill Road, Rathcoole, County Dublin.

The purpose of the report is to provide a utilities statement outlining the existing utility and telecommunications services local to the proposed development.

## 2.0 DESCRIPTION OF THE DEVELOPMENT

### **Applicant Name**

Romeville Developments Ltd

### **Site Address**

Land to the East of Stoney Hill Road, Rathcoole, County Dublin

### **Project Name**

Stoney Hill Road, Rathcoole

### **Context Description**

The proposed development site ('subject land') formed part of the entire residential zoned landholding for a 204 housing scheme, with associated infrastructure and facilities, that was granted planning permission through the Strategic Housing Development (SHD) process by An Bord Pleanála (ABP) on 12<sup>th</sup> November 2020 (Ref. ABP-307698-20).

The proposed development of the subject land will be for a portion of this housing number (42 no. dwellings) and will be on approx. a quarter of the landholding. The new housing will provide much needed high-quality family housing at a time where housing need is exceptionally high and housing supply is at crisis point, both locally and nationally.

### **Development Description**

The proposed development comprises of the demolition of 1 no. residential property and 1 no. ancillary outbuilding and will consist of the construction of a residential development of 42 no. 3 bedroom dwellings in a mix of terraced and semi-detached units. The proposed dwellings will comprise of 2 no. typologies (Typology F and Typology L). Typology F will comprise of 21 no. dwellings and Typology L will comprise of 21 no. dwellings. Typology L are two storey and typology F are two storey, plus second floor loft accommodation with front dormer windows. The total proposed residential development gross floorspace is circa: 5,622 sqm.

The proposed development also includes 84 no. in curtilage surface car parking spaces, circa 3,281 sq.m public open spaces in an eastern part and a western park, (including proposed play equipment), an additional large parkland to the south of the site of circa 11,797 sq.m comprising the first phase of a linear park, private domestic gardens, a new vehicular, pedestrian and cycle entrance from Stoney Hill Road, an internal road network, including footpaths / cycleways, 3 no. refuse/bin stores, public lighting, landscaping, boundary treatments, drainage and engineering works and all other associated and ancillary development / works.

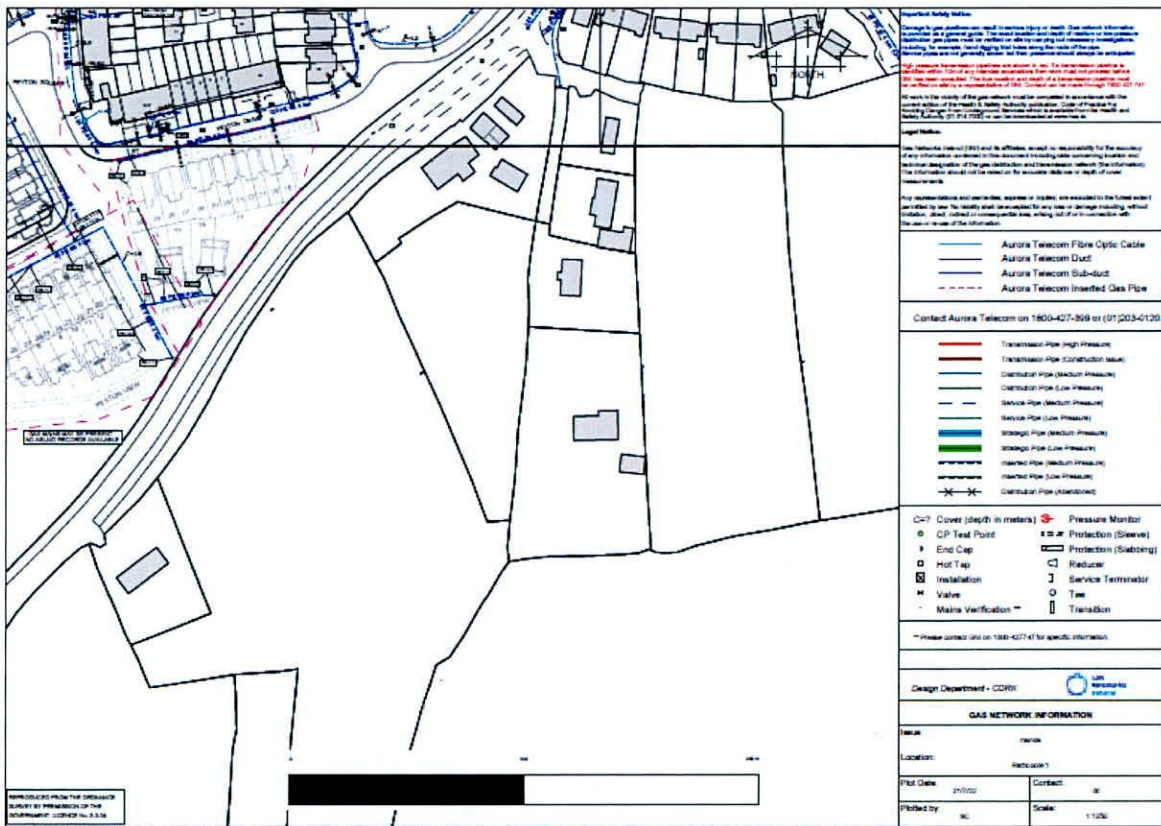
### 3.0 GAS NETWORK INFRASTRUCTURE

#### Natural Gas Supply

The proposed development site is greenfield and does not have a current connection into the local gas network. The proposed development currently has a live gas supply to the north and west of the site.

The gas supply infrastructure for the proposed development site will require an extension of the existing infrastructure currently in place to the north and west of the site.

**Figure 3.1 – Gas Network Ireland Networks Local Extract Map**



Subject to formal agreement with Gas Network Ireland it is envisaged that GNI will provide a service to the proposed residential development, the gas network services shall be designed within the proposed residential scheme in accordance with GNI requirements for residential developments.

A formal application to confirm the nature of the GNI supply shall be completed once the formal address for the residential development is agreed with SDCC.



## 5.0 EIR NETWORK INFRASTRUCTURE

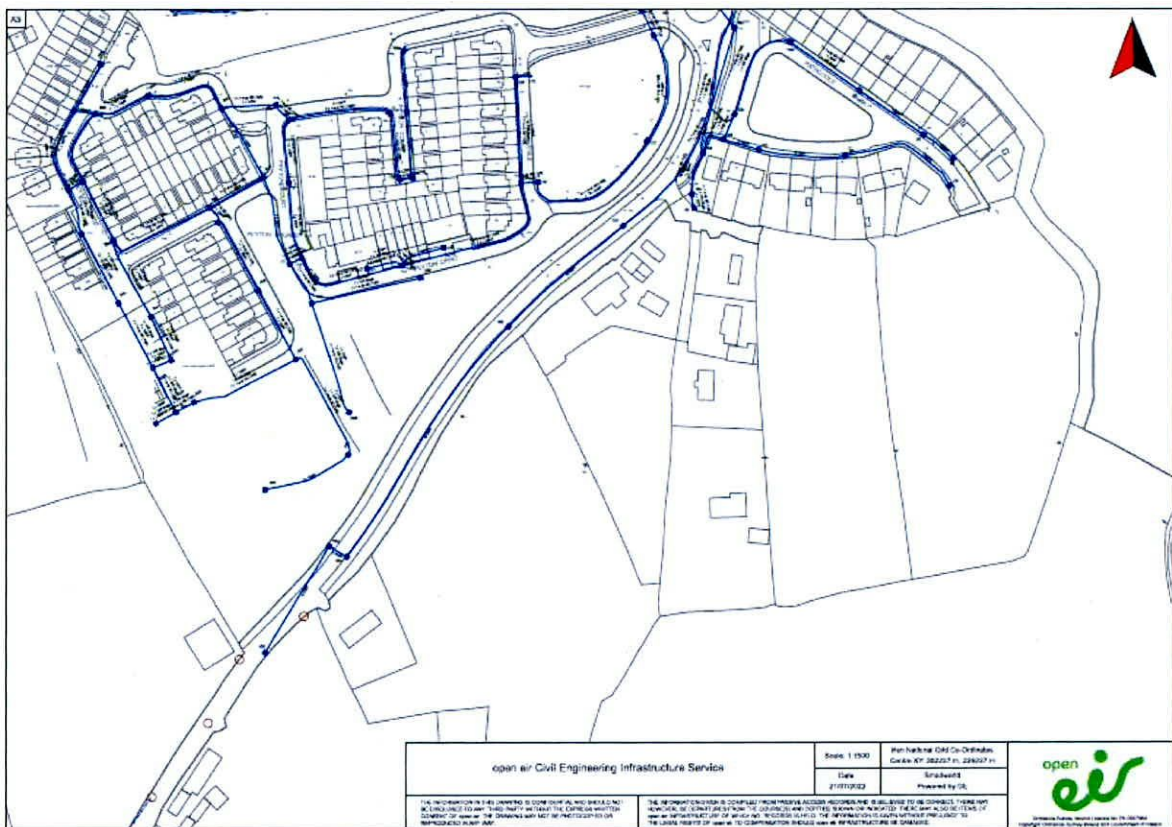
### EIR Supply

The proposed development site is greenfield and does not have a current connection into the local Eir network. The proposed development currently has a live EIR network supply to the North & West of the site.

The telecommunication infrastructure for the proposed development site will require an extension of the existing infrastructure currently in place and under construction for the permitted residential development to the North & West of the site.

Eir have been contacted and an existing Eir map for the area surrounding the proposed development has been obtained and is outlined below.

**Figure 5.1 – Eir Network Local Extract Map**



Subject to formal agreement with EIR it is envisaged that EIR will provide a service to the proposed residential development, the EIR services shall be designed within the proposed residential scheme in accordance with EIR requirements for residential developments.

A formal application to confirm the nature of the EIR supply shall be completed once the formal address for the residential development is agreed with SDCC.

## 6.0 VIRGIN MEDIA NETWORK INFRASTRUCTURE

### Virgin Media Supply

The proposed development site is greenfield and does not have a current connection into the local VM network. The proposed development currently has a live VM network supply to the North & West of the site.

The telecommunication infrastructure for the proposed development site will require an extension of the existing infrastructure currently in place and under construction for the permitted residential development to the North & West of the site.

VM have been contacted and an existing VM map for the area surrounding the proposed development has been obtained and is outlined below.

**Figure 6.1 – VM Network Local Extract Map**



Subject to formal agreement with VM it is envisaged that VM will provide a service to the proposed residential development, the VM services shall be designed within the proposed residential scheme in accordance with VM requirements for residential developments.

A formal application to confirm the nature of the VM supply shall be completed once the formal address for the residential development is agreed with SDCC.

## 7.0 SIRO NETWORK INFRASTRUCTURE

### **SIRO Supply**

The proposed development site is greenfield and does not have a record of underground service connection into the SIRO network.

SIRO have been contacted and they confirmed they are unable to provide a SIRO service to the proposed development or local area in the short to medium term.

There is no existing SIRO map for the area surrounding the proposed development.