

Our Ref : 23-010.005.docx ab
Your Ref :
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Date : 19 January 2024

South Dublin County Council,
County Hall Tallaght,
Dublin 24,
D24 A3XC.

Re : Planning Response: Condition 32 - Future District Heating Pipe route
Reg Ref: SDZ22A/0017

To Whom it may concern,

We refer to Planning Compliance Condition no. 32 from South Dublin County Council in respect of the above development. In this regard, we are now setting out below the details of Condition 32 followed by our response to Condition NO. 32: -

Condition 32 - Prior to the commencement of the development on the apartment building located in the west of the application site, and unless otherwise agreed in writing, the developer shall engage with Planning Authority in relation to the provision of ducting within the apartment building scheme that shall be capable of connecting directly into any shared duct network provided by the South Dublin County Council or associated body. Where required, details of this connection shall be provided to and agreed in advance of the construction of the ducting network within the site area.

Response and Proposed Solution

To accommodate the connecting of the Clonburris Tile 3 apartment block to a future district heating scheme it is proposed that soft spots shall be left in the apartment structure for ease of installing pipework at a later date to minimise the construction work required.

Each core will be left with soft spots through the external façade and floor slab to accommodate a route that will have minimal impact on the integrity of the structure. An area of 400mm x 200mm will be allowed for below ground in the external façade at each stair core. A lintel as required will be installed for ease of breaking out this opening. 2 no. 150mm duct will be installed in the floor slab to allow the pipework pass through the DPM, radon barrier and insulation thus ensuring these elements of the structure will not be affected. From this entry point the pipework, now internal grade, will be able to traverse at high level to the riser.

Please refer to the accompanying drawing for further clarification on how the pipework can be installed at a future date.

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Alternative Solutions Reviewed

- A review of installing below ground duct externally to the base of the mechanical riser to accommodate the future install of the pipework was carried out. It was determined that this would not be a viable solution due to the rigid nature of district heating pipework. It would not be possible to pull the pipe through the duct.
- A review of installing the district heating pipework below the ground slab from external to the base of the mechanical riser and capping both ends was carried out. It was determined that this carries its own inherent risks. As there is currently no specification with regards items such as temperature or pressure drop requirements, pipework installed now may not be sized or compatible with the proposed external future district heating pipework.

We trust this satisfies the condition however please refer back with any queries you may have.

Yours sincerely,

Alan Brophy
Associate
Waterman Moylan

Encl. (1)