

White Heather, South Circular Road, Dublin 8



M&E Utilities Report
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Revision History

Date	Revision	Description
08/02/2021	00	Initial issue for client review
13/05/2021	01	Updated project description
09/02/2022	02	Updated project description
24/02/2022	03	Updated project description
11/03/2022	04	Incorporating client and planner comments
16/03/2022	05	Updated project description

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1.0 Executive Summary

Permission is sought by U and I (White Heather) Limited for a Strategic Housing Development at the White Heather Industrial Estate, South Circular Road, Dolphin's Barn, Dublin 8 and No. 307/307a South Circular Road, Dublin 8 and an industrial building at 12a St James's Terrace. The 1.535ha site is bounded by the Grand Canal to the south; Our Lady of Dolours Church and residential dwellings on the South Circular Road to the north; Priestfield Cottages to the east; and residential dwellings at St James's Terrace to the west.

A new residential neighbourhood development of 335 no. units is proposed to make efficient use of this residentially zoned site, which benefits from high-quality amenity space along the Grand Canal and access to high-quality transport links. The site benefits from the opportunity to access the existing Dolphins Barn neighbourhood facilities, as well as enhancing the connectivity of the area for the Dublin 8 community as a whole. A core principle of the proposed residential scheme is to put residential amenity and recreation to the fore, opening up the site and the local area to the Grand Canal.

The proposed development is intended to provide for a vibrant and diverse community, while delivering a connected residential neighbourhood which knits in to both the established and the emerging residential developments in the area. High-quality landscaping and public realm, with a focus on the creation of distinctive character areas is proposed. A new street will run east-west across the north of the site and the creation of a new public space at the heart of the proposed scheme will connect to a publicly accessible linear park along the canal to the south. Permeability is a key feature of the proposed pedestrian realm, including a mix of dedicated and shared surface areas through the site with a c. 190 m continuous amenity strip along the Grand Canal Linear Park.

The entrance to the scheme will be from the existing junction at the South Circular Road, which will be reconfigured and upgraded. The existing access road at St James's Terrace will provide pedestrian access only to the development. Car parking is proposed at undercroft and at surface levels, with a number of dedicated car sharing spaces in convenient locations. Covered and secure bicycle storage facilities are located at undercroft and at surface level, adjacent to block entrances. A sustainable travel approach has been adopted, particularly with regards to access to Dublin City Centre, with the Luas (850m) and Dublin Bus stops adjacent to the development site. The City Centre area is also accessible by bicycle and walking, at approximately 10 and 30 minutes respectively.

The proposed residential mix includes a combination of studio units, 1-bedroom apartments, 2-bedroomapartments units within 7 no. blocks and a terrace of 3-bedroom townhouse units. A change of use of an existing residential building at 307/307a South Circular Road to be used as a shared workspace. The proposed Part V social housing requirement is provided at 10% in 2 no. discrete blocks within the proposed scheme. This high-quality Build to Rent scheme will also include 2 no. cafés and a 2-storey creche unit, while the residents will also have access to residential amenity areas at ground floor level and at fifth floor level with access to a roof terrace area overlooking the canal. A landscaped square will be accessible to the public, with private open space and amenity areas for the residents also provided including children's play areas and roof level terraces. Building heights range from 2 no. to 10 no. storeys, with finger blocks arranged in a north-south direction and height tapering down from the centre of the site to the boundary.

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This report summarises the existing Engineering Services infrastructure to the proposed residential development at White Heather Residential Development, South Circular Road in Dublin 8. The proposed development comprises of: approximately 334no. residential units across 7no. blocks. The development ranges in height from two storeys

to 11no storeys and will be delivered in two phases. The site location and boundary can be found in Figure 1.1.

The existing infrastructure connections have been identified. These connections will each be isolated and removed prior to the commencement of site construction. New infrastructure connections have been considered in the design of the proposed residential development and there are no issues with Infrastructure to supply the new development.

Three new ESB sub-stations have been proposed within the footprint of the development Located in the Larger Blocks B02, B03 and B04, each substation shall have an adjacent ESB Metering switch room.

A gas connection is therefore required and has been allowed for at this stage of the project.



Fig 1.1 Site location & boundary

A centralised comms frame room has been included in the undercroft for incoming telecoms connections including EIR and Virgin Media services.

The heating strategy is via a centralised plant room consisting of a cascade condensing boiler system, combined heat and power (CHP) and air source heat pump (ASHP) plant.

2.0 ESB Infrastructure

The site is well located with regards to ESB infrastructure. The ESB Networks drawing below indicates the network distribution capacity to White Heather development.

Initial contact has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development.

The existing ESB maps for the site indicated overhead and underground cables on the site including an ESB mini-pillar, these existing live connections will be isolated and disconnected prior to construction works commencing.

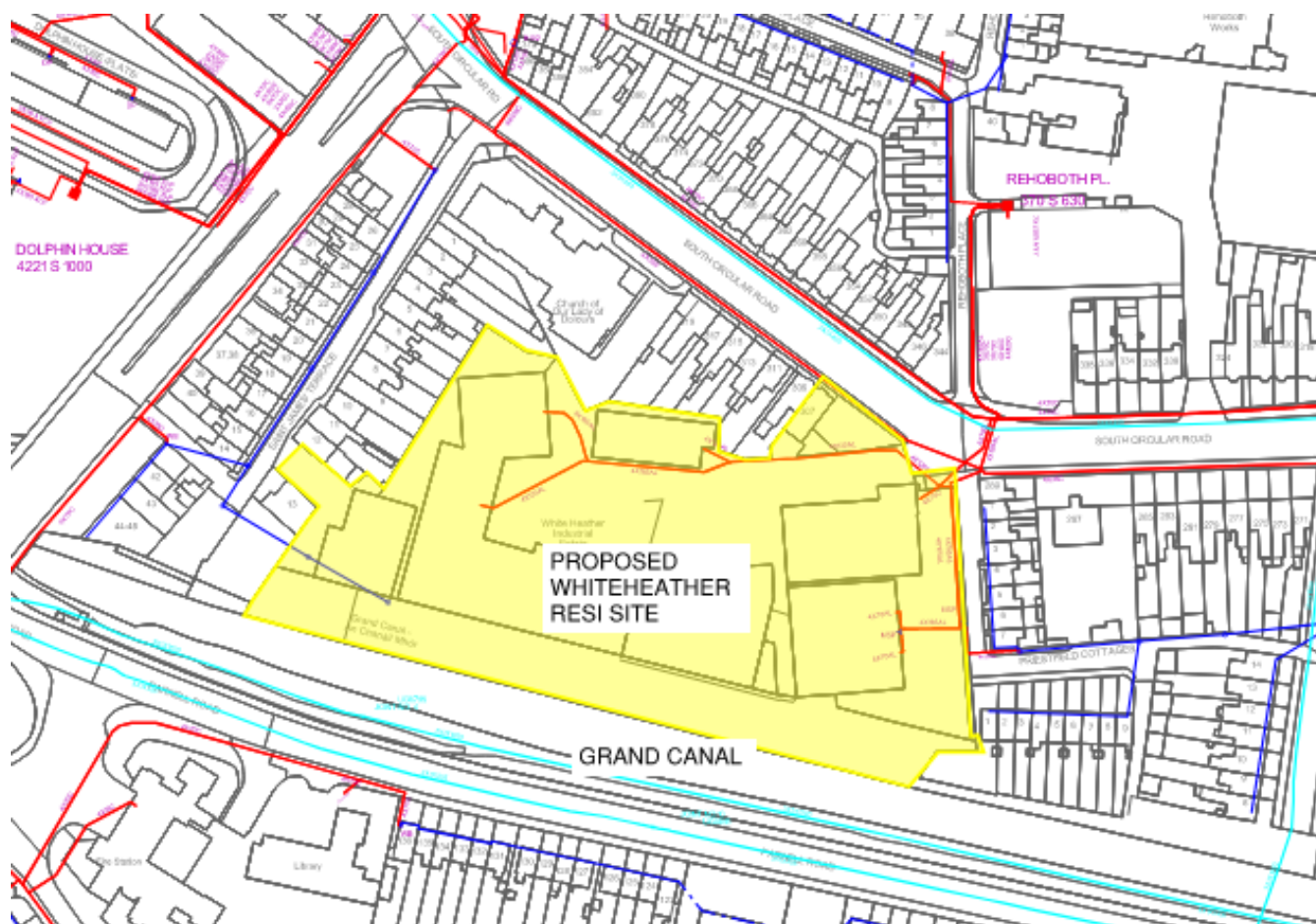


Fig 2.1 ESB Networks Map of Site Surrounds

3 No. new ESB sub-station have been allowed for within the footprint of the development, which will cater for all electrical needs of the development. It is proposed to tie the new substations back into the ESB city network on the South Circular Road.

3.0 Gas Infrastructure

The Gas Networks map for the surrounding area below indicates both live and abandoned natural gas pipeline serving the site from South Circular Road. The existing buried gas connection which served the industrial buildings, will be isolated, capped and safety removed from site to allow development of the residential scheme. The proposed works will be discussed and agreed with Gas Networks Ireland during detailed design phase.

The utility strategy for the residential development at White Heather is to avail of a centralised plant room consisting of modular gas fired condensing Boilers, CHP and Air Source Heat Pump plant to serve Apartment and air source heat pump plant to serve standalone houses. A natural gas connection has been allowed for at this stage of the project.



Fig 3.1 Gas Networks Map of Site Surrounds

4.0 Telecoms - EIR

EIR infrastructure to the surrounding area is sufficient to service the development from South Circular road subject to final agreement with EIR.

There are existing EIR in-ground ducts and overhead lines entering the development from the South Circular Road and St. Jame's Terrace. All existing EIR Cable connections shall be removed from the site and new fibre cable connections shall be provided to serve the residential development.

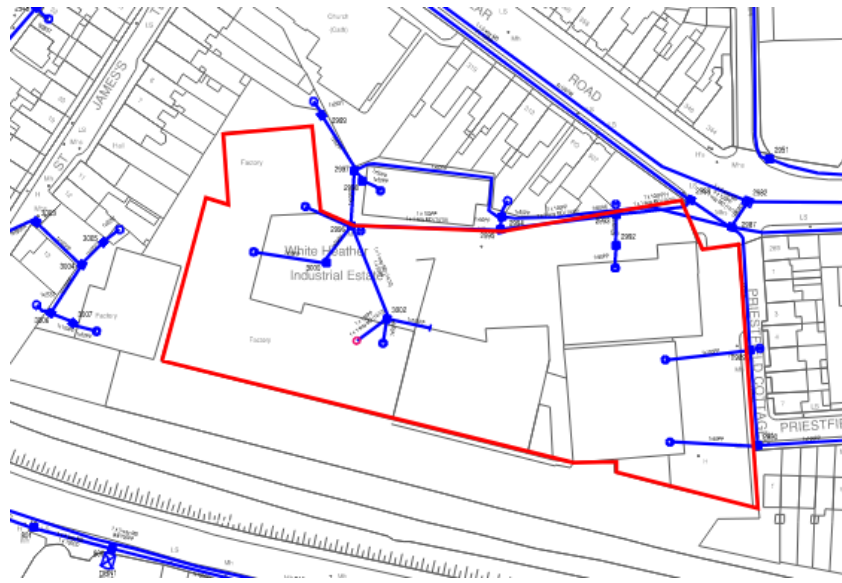


Fig 4.1 EIR Networks Map of Site Surrounds

A new EIR telecoms in-ground ducting network shall be provided in the development to services the apartments, housing and commercial units. It is proposed to provide a new Landlord comms room in the basement where all incoming Telecoms providers shall terminate their incoming cables.

5.0 Telecoms - Virgin Media

Virgin Media infrastructure to the surrounding area is sufficient to service the development from South Circular road subject to final agreement with Virgin Media.

The existing Virgin Media distribution enclosure, located at the proposed front entrance to the development, will need to be relocated upon agreement with Virgin Media.

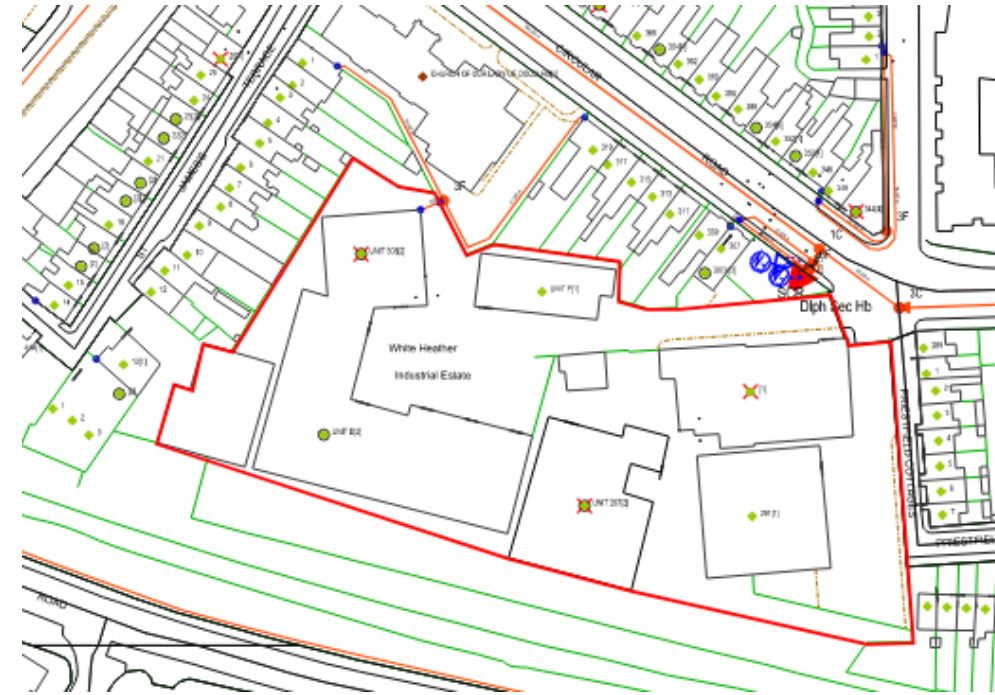


Fig 5.1 Virgin Media Network Map of Site Surrounds and Existing Virgin Media Enclosures at front of Site

A new Virgin Media telecoms in-ground ducting network shall be provided in the development to service the apartments, housing and commercial units. It is proposed to provide a new landlord comms room in the undercroft where all incoming telecoms providers shall terminate their incoming cables.



Fig 5.2 Existing Virgin Media Enclosures at front of Site

6.0 Existing Public Lighting

There is existing Dublin City Council Public Lighting Columns located in front of the proposed new Residential site on South Circular Road. The Lighting Columns are fed from nearby Public Lighting micro-pillars.

The Lighting Columns shall need to be relocated as part of the new development; all shall be done with agreement of Dublin City Council Lighting department.

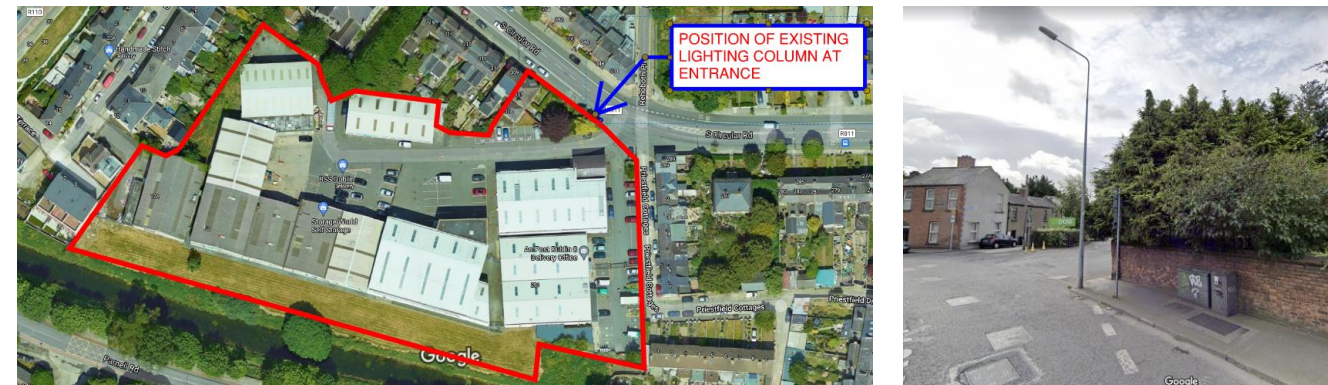


Fig 6.1 Existing DCC Public Lighting column in front of site on South Circular Road



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