

**D1846**  
**East Wall Road**  
**Residential Development**



**Utilities Report**

IN2 Project. No. D1846

20<sup>th</sup> December 2019

rev00

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## 1.0 INTRODUCTION

IN2 Engineering Design Partnership has been appointed by Arrow Asset Management to complete a Utilities Study for the proposed East Wall Road residential project to demonstrate the availability of suitable Utilities infrastructure to service the proposed development.

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## 2.0 EXECUTIVE SUMMARY

This report summarises the Utilities infrastructure in the area surrounding the proposed development of 337no. residential units located at East Wall Road, Dublin 3.

The utilities infrastructure to the surrounding areas has been assessed and confirmed adequate for the proposed development.

### 3.0 DEVELOPMENT OVERVIEW

The proposed development is to be situated on the corner of East Wall Road and Merchants Road, Dublin 3 within the site context as illustrated below in Figure 3.1.



*Figure 3.1 - Development Site*

The proposed development comprises of the demolition of the existing buildings on site (excluding Unit 11, 15 and 16) and the construction of 337 no. residential apartment units and a range of commercial uses, including café, retail, office at the IDA Business Park, East Wall Road, Dublin 3. The proposed development will range in height from 4 no. to 10 no. storeys (c. 35.2m) and will be laid out in 6 no. residential blocks and 2 no. existing commercial blocks. The proposed development will also include public open space, residential amenities, hard and soft landscaping, basement car and bicycle parking and all other ancillary works necessary to facilitate the development

## 4.0 UTILITIES INFRASTRUCTURE

### 4.1 Natural Gas Services

Initial contact has been made with Gas Networks Ireland (GNI). There is currently no buried or above ground natural gas pipework within the development boundary.

There is local low pressure (25mbar) 90mm pipework below the footpath on the opposite side of Merchants Road to the site.

There are a number of pipes below the footpath at the boundary of the site on East Wall Road as follows:

- Local low pressure (25mbar) 250mm service pipework
- Medium pressure pipework distribution pipework
- High pressure (19bar) 300mm transmission pipework

Gas Networks Ireland will be notified by the contractor prior to the commencement of construction works within the vicinity of the high pressure transmission pipework.

Gas Networks have confirmed there is sufficient capacity in the area to service the new development.



Figure 6.1 - Gas Networks Ireland Site Map

## 4.2 ESB Networks Services

It is proposed to install 3No. ESB Network substations to serve the residential development. Capacity and location of the 3No. substation will be agreed with ESB once naming and numbering of the development is agreed with Dublin City Council.

All electrical substations built as part of the development shall be designed and built to current ESB Networks regulations.

The existing 2no sub-stations to the perimeter of the site and to the single sub-station within the site will be maintained in their current locations.

