

Utility Report

Student Accommodation, Cork Road, Waterford October 2023



2020

CIBSE BUILDING
PERFORMANCE
CONSULTANCY



2020

EXCELLENCE IN
ENERGY AWARD



2019

ICE PROJECT OF
THE YEAR



2017

EUROPEAN
ENERGY AWARDS

LAWLER
CONSULTING

A Future Built on
Sustainable Design

1.0 PROJECT DESCRIPTION

Permission for the following Large-Scale Residential Development (LRD) for a student accommodation development on a site fronting on to the Cork Road, Kilbarry Road and Ballybeg Drive at Kilbarry, Cork Road, Waterford. The proposed development will consist of the construction of 85 no. student accommodation apartments (ranging in size from 5-bed apartments to 8-bed apartments) comprising a total of 582 no. bed spaces in 4 no. blocks ranging in height from 4-6 storeys, with student amenity facilities including 1 no. retail/cafe unit, communal areas, laundry room, reception, student and staff facilities, storage, sub/switch room, bin and general stores and plant rooms. The development also includes the provision of landscaping and amenity areas including a central courtyard space, the provision of a set down area, 1 no. vehicular access point onto Ballybeg Drive, car and bicycle parking, footpaths, road improvements to Lacken Road (including a pedestrian crossing) and all associated ancillary development including pedestrian/cyclist facilities, lighting, drainage, landscaping, boundary treatments and plant including PV solar at roof level.

1.1 EXECUTIVE SUMMARY

This report summarises the existing Utilities Services infrastructure (ESB, Gas and Telecoms) to the proposed Student Accommodation at Cork Road, Waterford.

The existing infrastructure connections have been identified with reference to Utilities Infrastructure record drawings received from the Utilities company's.

New infrastructure connections have been considered in the design of the proposed development. And are reference in the relevant sections of this report.

The proposed student accommodation development will include 2 no. new ESB sub-stations. The new sub-stations will connect to the existing ESB Networks infrastructure. When the project commences Lawler Consulting will engage fully with ESB Networks to make appropriate applications and agree details for sub-stations and distribution.

A main communications room has been included for incoming telecoms infrastructure from EIR, Virgin Media, etc.

The development will be served via a centralised mechanical plant room, utilising a mixture CHP, Heat pump and high efficiency gas boilers, which will require a natural gas connection.

1.2 ESB INFRASTRUCTURE

The existing ESB Networks infrastructure adjacent to the proposed development is indicated on ESB Networks record drawing below:

An existing ESB Kiosk sub-station, underground and overhead MV/LV lines will be diverted/relocated from the site in advance of the construction works. When the project commences Lawler Consulting will engage fully with ESB Networks to make appropriate applications and agree details for diversions/relocations.

There will be 2 no. new ESB sub-stations provided within the development. It is proposed to locate sub-station no. 1 within Block A of the development and sub-station no. 2 will be located adjacent to blocks B & C. The sub-stations have been sized to accommodate the full load of the proposed development including all necessary plant and associated EV charging.



TITLE: 20230224-050_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: 24-Feb-2023

** SCALE: 1:1000

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

WARNING

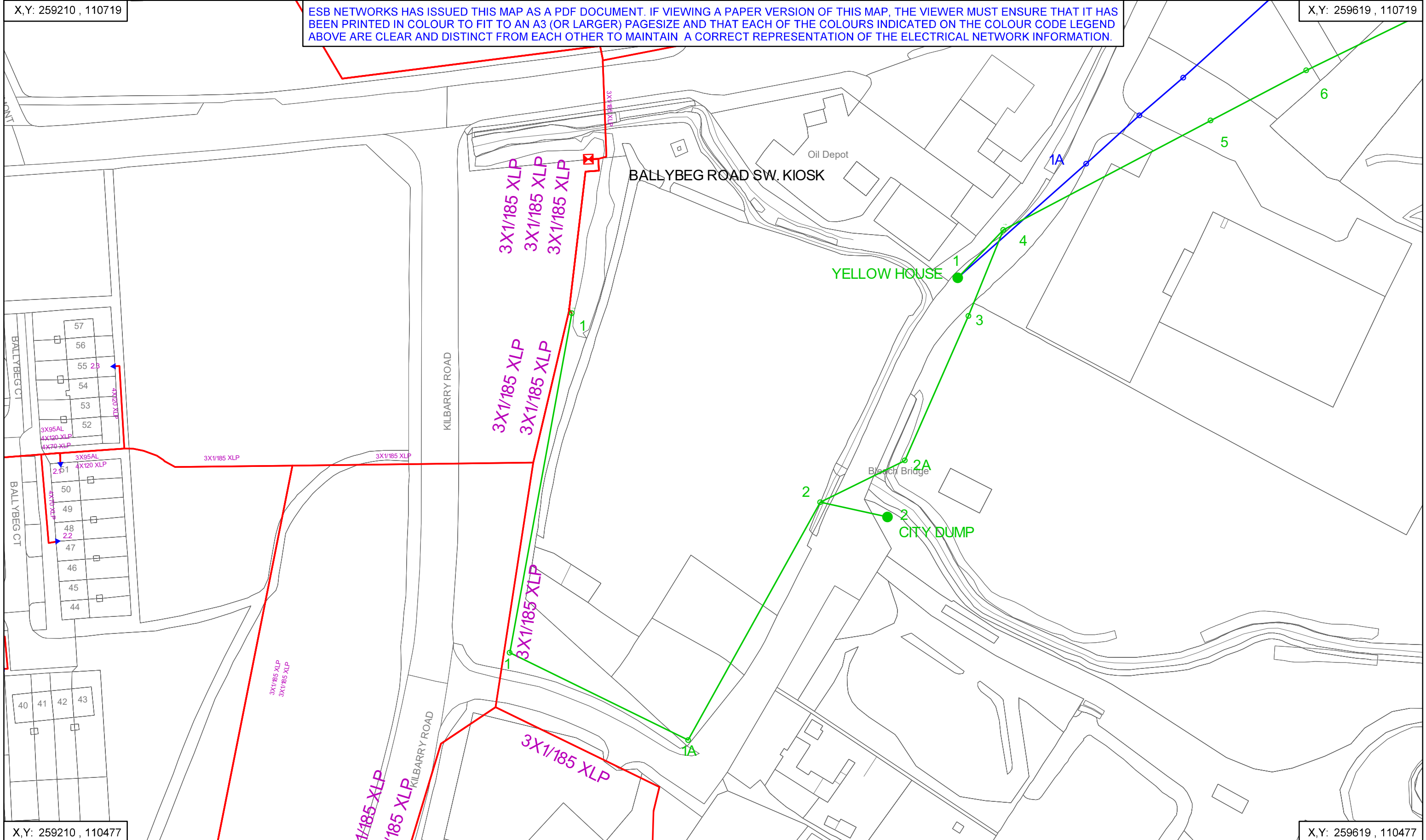
THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS 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 1800 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.

Maps reproduced by permission: Ordnance Survey Ireland Licence No. EN0092320, Copyright Ordnance Survey Ireland Government of Ireland

X,Y: 259210 , 110719

ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A3 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN A CORRECT REPRESENTATION OF THE ELECTRICAL NETWORK INFORMATION.

X,Y: 259619 , 110719



X,Y: 259210 , 110477

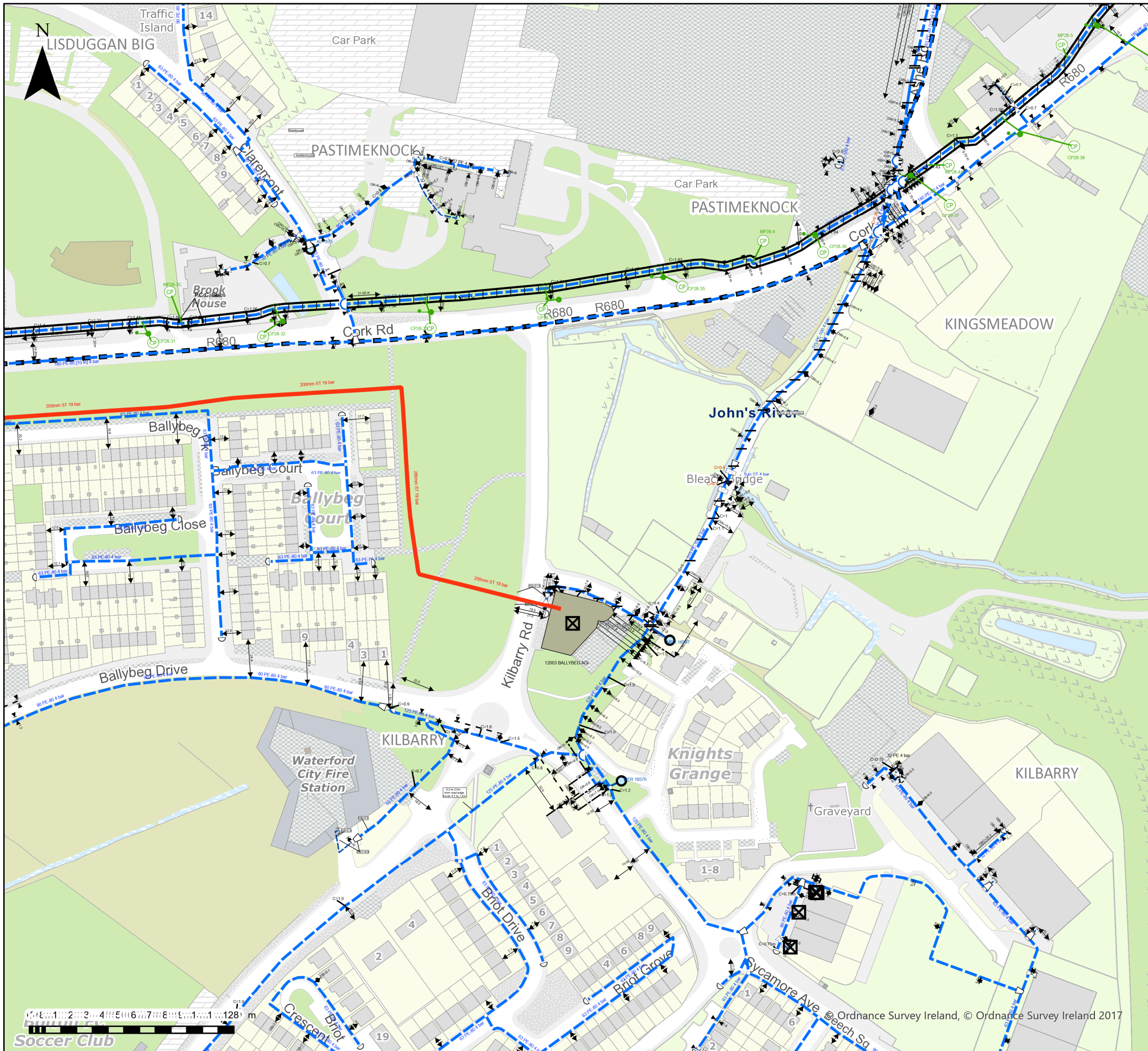
X,Y: 259619 , 110477

1.3 NATURAL GAS INFRASTRUCTURE

The existing Gas Networks Ireland infrastructure adjacent to the proposed development is indicated on GNI record drawing below:

Initial contact with GNI provisionally confirmed that sufficient capacity exists locally to serve the proposed development.

When the project commences Lawler Consulting will engage fully with GNI to make appropriate applications and agree details for new incoming supply.



Important Safety Notice: 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 1800 427 747.

All work in the vicinity of the gas network must be completed in accordance with the current edition of the Health and Safety Authority publication, 'Code of Practice For Avoiding Danger From Underground Services' which is available from the Health and Safety Authority (0818 289 389) or can be downloaded at www.hsa.ie.

Legal Notice: Gas Networks Ireland (GNI) and its affiliates, accept no responsibility for the accuracy of any information contained in this document including data concerning location and technical designation of the gas distribution and transmission network (the 'Information'). The Information should not be relied on for accurate distance or depth of cover measurements.

Any representations and warranties, express or implied, are excluded to the fullest extent permitted by law. No liability shall be accepted for any loss or damage including, without limitation, direct, indirect or consequential loss, arising out of or in connection with the use or re-use of the Information.

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 Aurora Telecom Duct


 Aurora Telecom Sub Duct


 Aurora Telecom Inserted Gas Pipe


Aurora Telecom Queries - 01-8926166 (Office Hours)


 Aurora_Network_Queries@gasnetworks.ie


 Aurora Telecom Emergency Only 1800 427399 / 01 2030120


 Transmission Pipe (High Pressure)


 Transmission Pipe (Construction Issue)


 Distribution Pipe (Medium Pressure)


 Distribution Pipe (Low Pressure)


 Service Pipe (Medium Pressure)



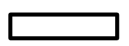

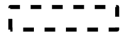








 Service Pipe (Low Pressure)

 Strategic Pipe (Medium Pressure)

 Strategic Pipe (Low Pressure)

 Inserted

 Abandoned Pipe

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

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




GAS NETWORK INFORMATION

Description: test	
Location: 659299,610608	
Plot Date: 17/02/2023 12:59	Scale: 2500 @ A3
Plotted By: 2529	Ref ID: 2529_17022023125922

1.4 TELECOMS INFRASTRUCTURE EIR

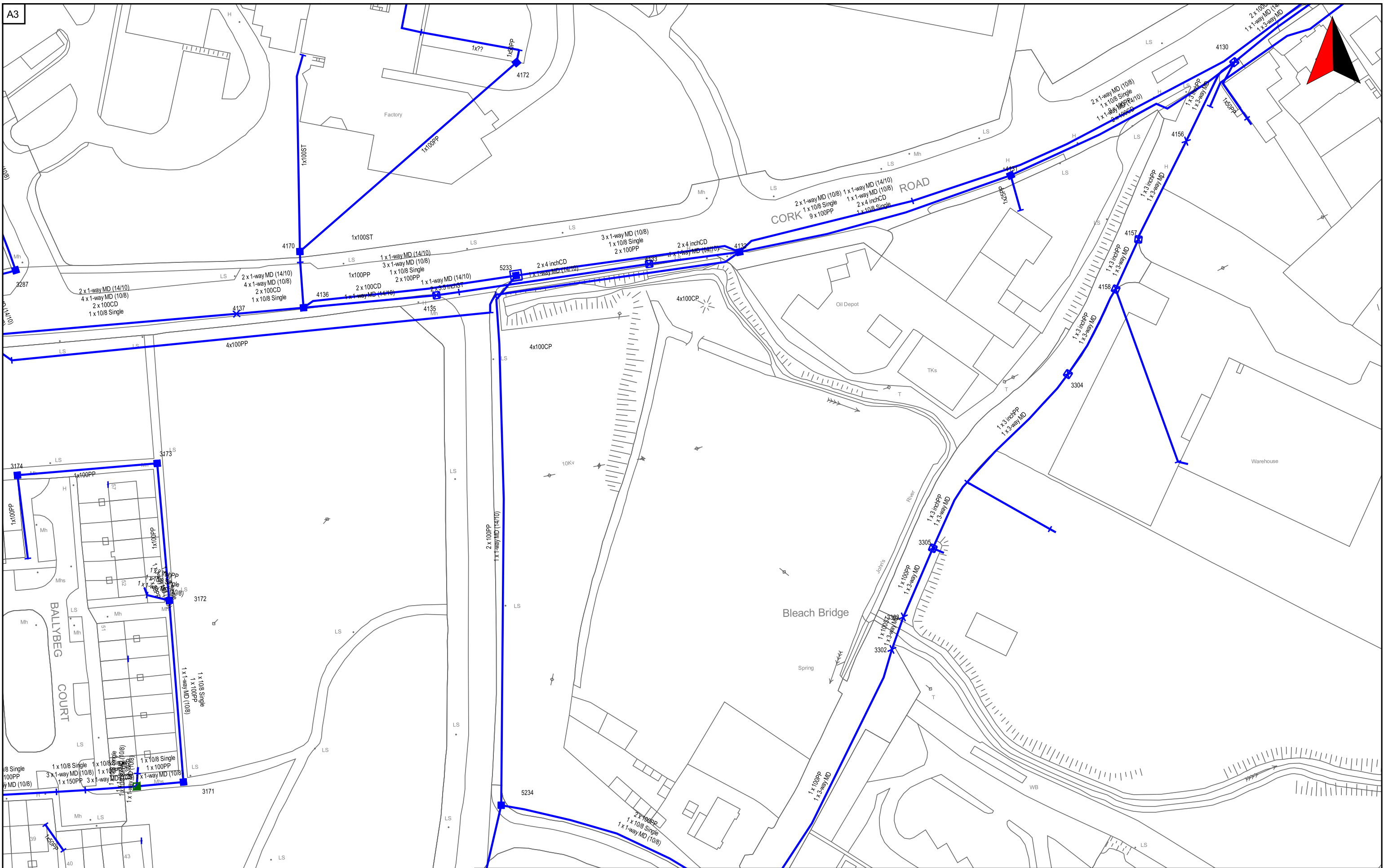
The existing EIR infrastructure adjacent to the proposed development is indicated on EIR record drawing below:

There are a number of existing 110mm dia. EIR ducts surround the site which provisionally will have capacity to serve the site.

The existing EIR services located along the Cork Road will be altered to suit the proposed new road layout. When the project commences Lawler Consulting will engage fully with EIR to make appropriate applications and agree details for alterations.

It is proposed to provide a new Landlord comms room in Block A of the development, where all incoming Telecoms providers will terminate their incoming cables. Separate sub-comms rooms will be located in each of Blocks B, C & D for telecoms distribution.

When the project commences Lawler Consulting will engage fully with EIR to make appropriate applications and agree details for new incoming services.



open eir Civil Engineering Infrastructure Service

Scale: 1:1000	Irish National Grid Co-Ordinates Centre XY: 259400 m, 110623 m
Date 17/02/2023	Smallworld Powered by GE



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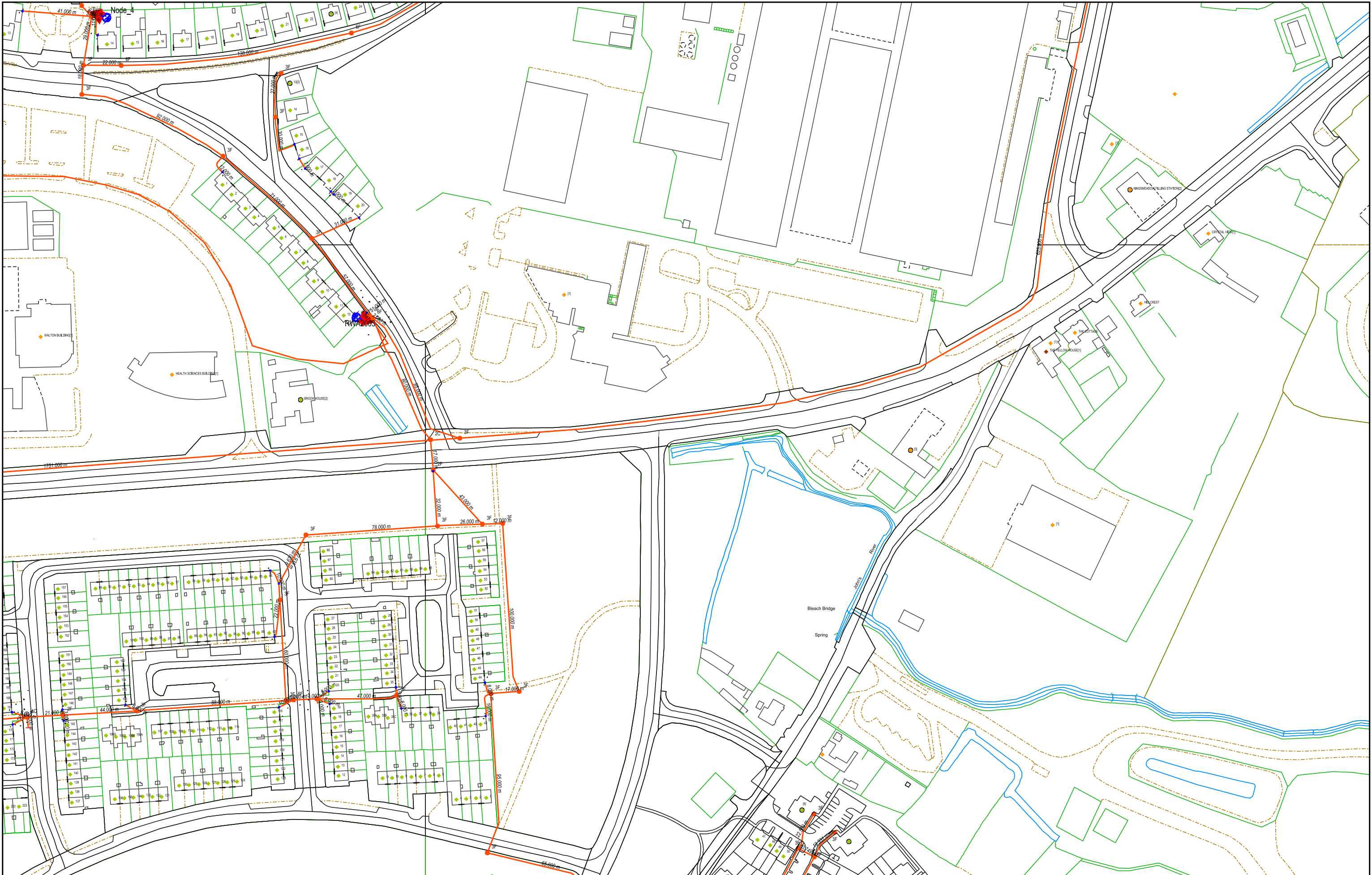
1.5 TELECOMS INFRASTRUCTURE VIRGIN MEDIA

The existing Virgin Media infrastructure adjacent to the proposed development is indicated on Virgin Media record drawing below:

The existing Virgin Media services are located along the Cork Road.

It is proposed to provide a new Landlord comms room in Block A of the development, where all incoming Telecoms providers will terminate their incoming cables. Separate sub-comms rooms will be located in each of Blocks B, C & D for telecoms distribution.

When the project commences Lawler Consulting will engage fully with Virgin Media to make appropriate applications and agree details for new incoming services.



1.6 TELECOMS INFRASTRUCTURE ENET

The existing ENET infrastructure adjacent to the proposed development is indicated on ENET record drawing below:

The existing ENET services are located along the Cork Road and Ballybeg Drive .

It is proposed to provide a new Landlord comms room in Block A of the development, where all incoming Telecoms providers will terminate their incoming cables. Separate sub-comms rooms will be located in each of Blocks B, C & D for telecoms distribution.

When the project commences Lawler Consulting will engage fully with ENET to make appropriate applications and agree details for new incoming services.

