

[UTILITY BRIEFING NOTE (FINAL)]

For the

Mechanical and Electrical Services Installations

At

CITYWEST RESIDENTIAL DEVELOPMENT

For

OBSF(I) LIMITED |

[25/09/2019] Rev:[00]



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## Document History

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## 1. Development Description

The development will consist of a mixed-use residential scheme (total GFA 26,929 sqm) comprising 6 no. blocks to provide 290 no. apartment units and associated residential amenity facilities, a childcare facility and 6 no. retail / commercial units on a site of c. 2.9 ha.

The proposed development will consist of:

- 6 no. blocks (A – F) ranging in height from 4 – 7 storeys to provide 290 no. apartment units, with balconies / terraces to be provided on all elevations at all levels for each residential block, consisting of 106 no. 1 bedroom units, 144 no. 2 bedroom units and 40 no. 3 bedroom units.
- The provision of c.246 sqm of residential amenity facilities (to include a gym, lounge, meeting room and cinema room) located within the ground floor of Block A, and c. 93 sqm of residential amenity facilities (to include a gym and lounge) located within the ground floor of Block E;
- A childcare facility (c. 265 sq m) located at the ground floor of Block D providing 71 no. childcare places, and an outdoor play area of c.385 sq m;
- 3 no. retail units located at the ground floor of Block E (c.207 sq m);
- 1 no. retail unit and 2 no. café / restaurant units located at the ground floor of Block F (c.283 sq m);
- A total of 153 no. car parking spaces, at surface level and existing basement level, to serve the development to include, the reallocation of 37 no. existing surface level spaces; 67 no. new surface level spaces and the reallocation of 49 no. spaces from commercial to residential use at existing basement level;
- A further 29 no. existing car parking spaces to be relocated within the site to serve their existing uses;
- Provision of a new ramp to the Citywest Shopping Centre basement car park at the existing southern / rear elevation;
- Elevational upgrades to the southern / rear elevation of the Citywest Shopping Centre;
- 298 no. bicycle parking spaces within integrated cycle stores within each residential block, and at surface level;
- Landscaped open spaces to comprise c. 2,310 sq m of residential communal courtyards, outdoor spaces, children's play areas, roof terrace to Block F and outdoor gym.
- Single storey ESB substation and plant room of c. 27 sq m;
- Alterations to existing road alignments within the site and omission of 1 no. parking space within the public car park to the front of Citywest Shopping Centre.

The proposed development will also include hard and soft landscaping, pedestrian and cycle links, boundary treatments, public lighting, green roofs, commercial and residential waste facilities, piped site wide services, and all ancillary works and services necessary to facilitate construction and operation.

## 2. ESB Networks

The current utility power supply arrangement consists of 3 No ESBN substations serving the Citywest Shopping centre. The proposed development will require the provision of a dedicated sub station that will serve Blocks A, B & C. Blocks D, E & F will be connected to the existing sub station that serves Fortunestown demise, subject to ESBN verification on network capacity.

There is currently an underground 38KV ESBN line that runs along the northern side of Verschoyle drive, adjacent the proposed development. ESBN have noted the proximity of the 38KV line as being too close to the site boundary for construction. The ESBN have advised that this line will require diversion the relocation of the line to the southern side of Verschoyle drive. The diversion is in the order of 121 metres to allow the cable avoid the development and reconnect to the ESBN network.

Axiseng have engaged with the local ESBN network engineer and the ESBN MV network engineer to progress the application for the diversion and await a response from ESBN.

## 3. EIR

The current utility communications arrangement consists of a main Eir connection hub located of the Citywest Road that serves the shopping centre. The proposal is to connect Blocks A, B, C & F from this hub. Blocks D & E will be connected from the Eir hub that serves the Fortunestown demise on the northern side of the site.

## 4. Virgin Media

The current Virgin utility arrangement consists of multiple Virgin connection points within the Citywest plaza and the surrounding estates of Carrigmore and Fortunestown. It is proposed to connect each of the blocks to the nearest Virgin hub.

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