

UTILITY REPORT

FOR

**GLEN ABBEY COMPLEX,
BELGARD ROAD,
COOKSTOWN INDUSTRIAL ESTATE,
DUBLIN 24, D24 W2XA**

FOR

SQUARE FOOT PROPERTY SERVICES LIMITED

Project Reference:	J571
Revision Ref:	B
Date Prepared:	25 th January 2021
Date Issued:	30 th March 2021
Prepared By:	Jonathan Kirwan & Martin Obst

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1. DEVELOPMENT DESCRIPTION

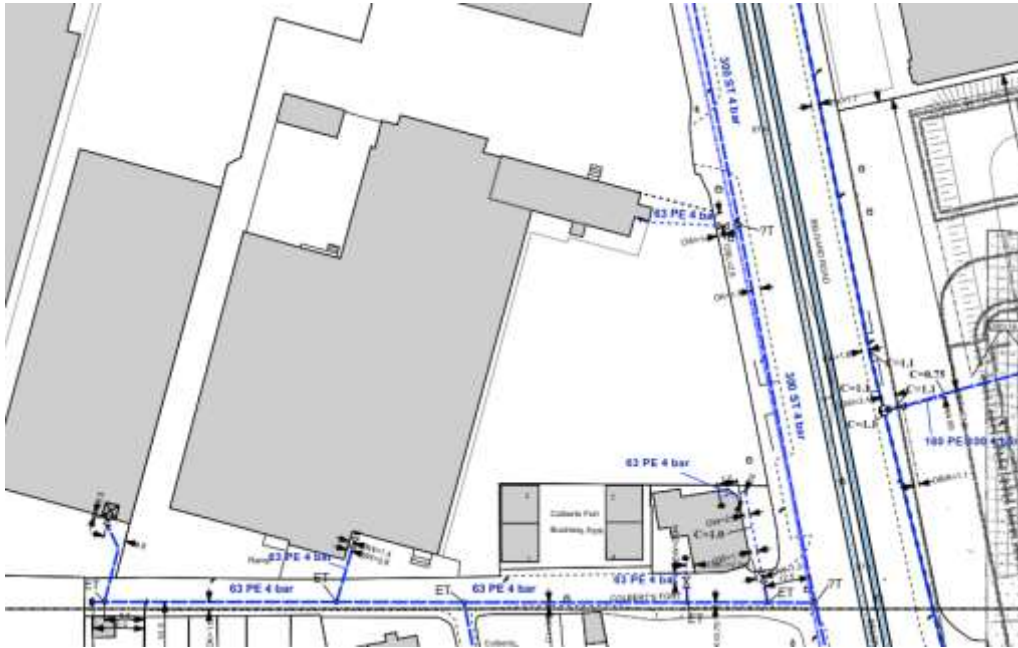
Square Foot Property Services Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development at this site located at the Glen Abbey Complex, Belgard Road, Cookstown Industrial Estate, Dublin 24, D24 W2XA on a site area of c.0.91ha. The development will consist of the following:

- Demolition of the existing single storey industrial and commercial office buildings totalling c.4,628sqm;
- Construction of a Build-to-Rent Housing Development comprising 170 no. apartment units and crèche arranged in 2 no. blocks across 4- 7 storeys over basement car park (total gross floor area c.13,880sqm excluding basement);
- The residential development consists of: 9 no. 1 bedroom/2 person studio apartments (c.37-38sqm each); 94 no. 1 bedroom/2 person apartments (c.45-58sqm each); 2 no. 2 bedroom/3 person apartments (c.69sqm each); 34 no. 2 bedroom/4 person apartments (c.73- 83sqm each); 24 no. 2 bedroom/4 person duplex apartments (c.93sqm each) and 7 no. 3 bedroom/5 person apartments (c.91-98sqm each) with north, south, east and west facing terraces/balconies throughout;
- Internal communal amenity spaces at ground and fourth floor levels comprising reception, gym, lounge, cinema/tv room, events rooms and ancillary areas (totalling c.508sqm);
- External communal open space including children's play areas and informal amenity spaces at ground floor level between Blocks A and B. Communal roof garden at fourth floor level. Total external communal open space c.1,005sqm; • Public open space at ground floor level to the east and south of Block B totalling c.1095sqm;
- 1 no. creche (c.163sqm) with associated outdoor play area at ground floor level (c.75sqm);
- 73 no. car parking spaces comprising 64 no. basement spaces, 4 no. accessible parking spaces and 5 no. visitor spaces at surface level;
- 354 no. bicycle spaces comprising 264 no. resident spaces at basement level and 90 no. visitor spaces at ground floor level;
- Reconfiguration/removal of existing car parking to the north of the site and access road resulting in a total of 28 no. car spaces serving the adjoining site;
- All associated plant including heating centres, gas room, water storage room, break tank room, comms room and bin storage at basement level, ESB substation and switch room at ground level and circulation spaces and stair and lift cores throughout;
- Vehicular/pedestrian access to the east from Belgard Road. Fire/emergency vehicle and pedestrian access to the south from Colbert's Fort;
- All associated site development and infrastructural works, services provision, foul and surface water drainage, extension to the foul network, access roads/footpaths, lighting, landscaping and boundary treatment works

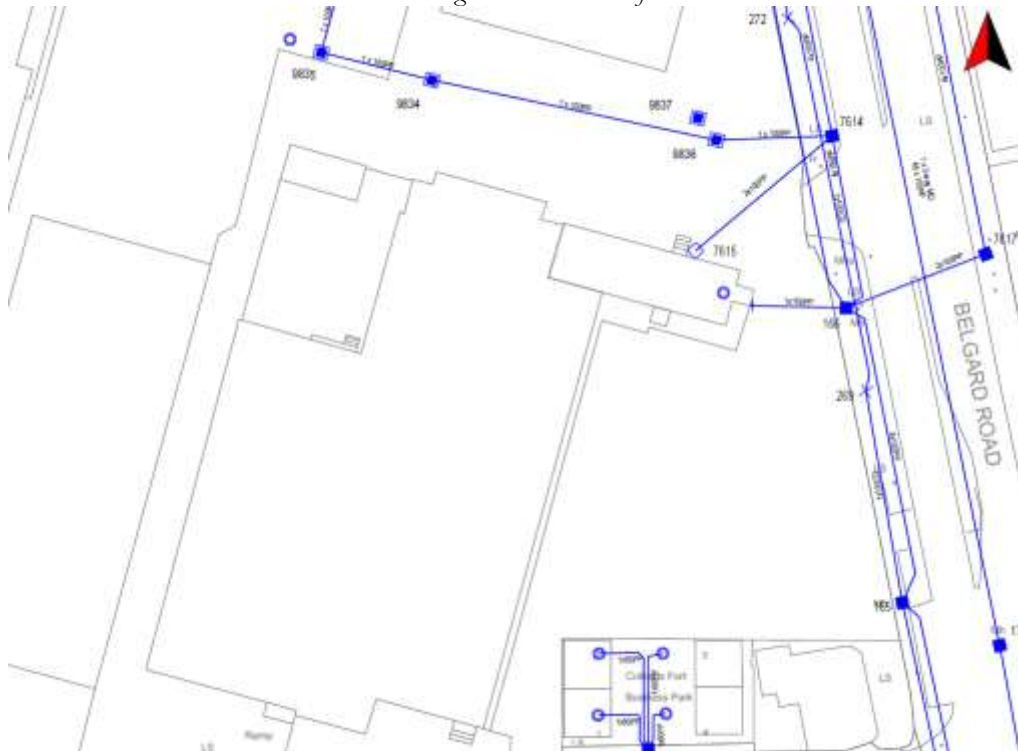
2. INFRASTRUCTURE

The proposed site location is very well serviced by all major utilities. Major spine services for Gas, Electricity Water and Communications have local network sufficient to meet the needs of the new development. Based on the number of dwellings it is envisaged that 1 no. ESB substation shall serve the development.

We have explored utilities which are in immediate proximity to the site & reviewed specific service diversions, service routes and capacities to the site.

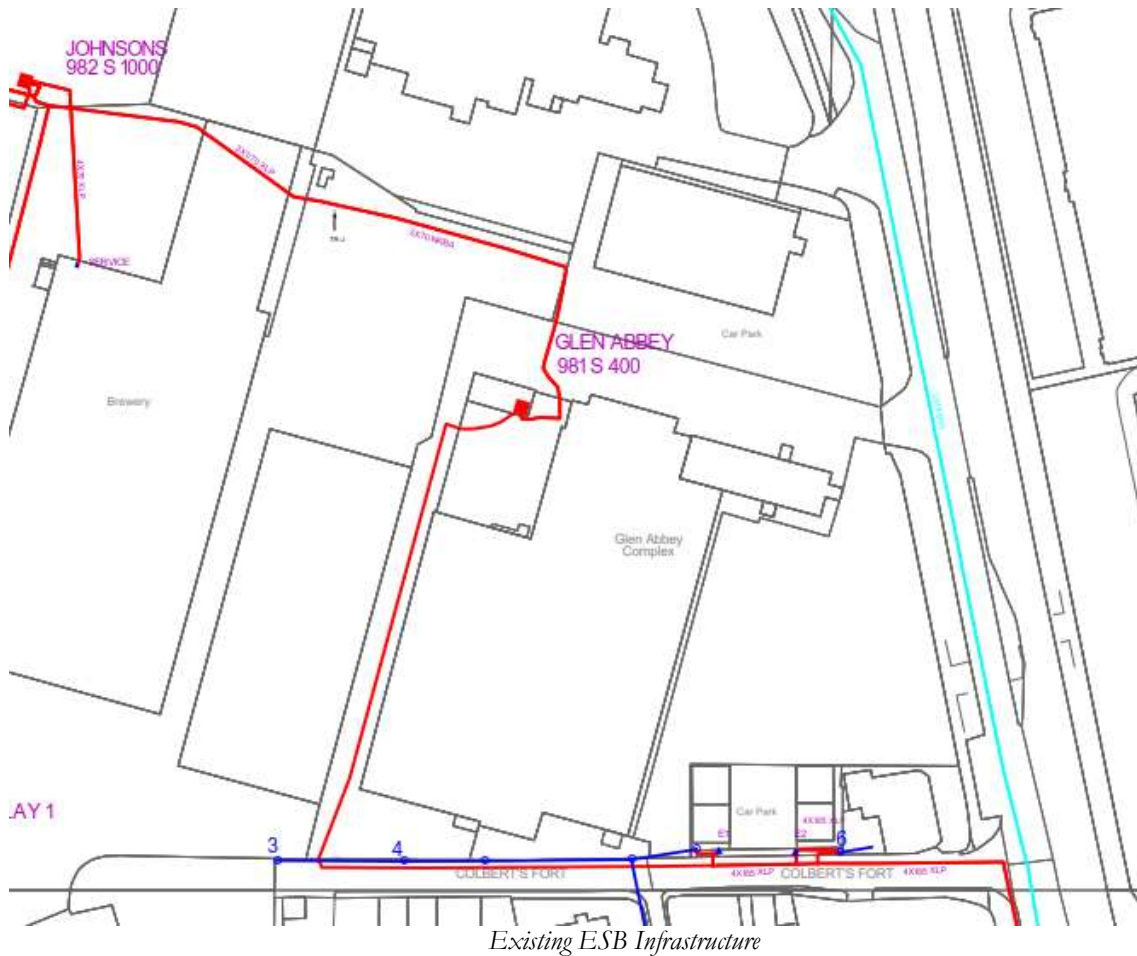


Existing Gas Networks Infrastructure



Existing EIR Infrastructure

Following connection application EIR and Virgin Media will determine best connection points to serve all blocks and commercial units. Within the development, underground carpark service routes will be utilized to link to the risers.



We have engaged with ESB to ensure there is enough capacity to serve the development. Based on the number of numbers of residential and commercial units the architectural layouts now include location substation & main switch room.

Diversions will be required to facilitate the new developments and this was included in the discussions.

Once the project moves to the next stage ESB will determine best routes to the substations. Within the development underground carpark service routes will be utilized to link to the risers

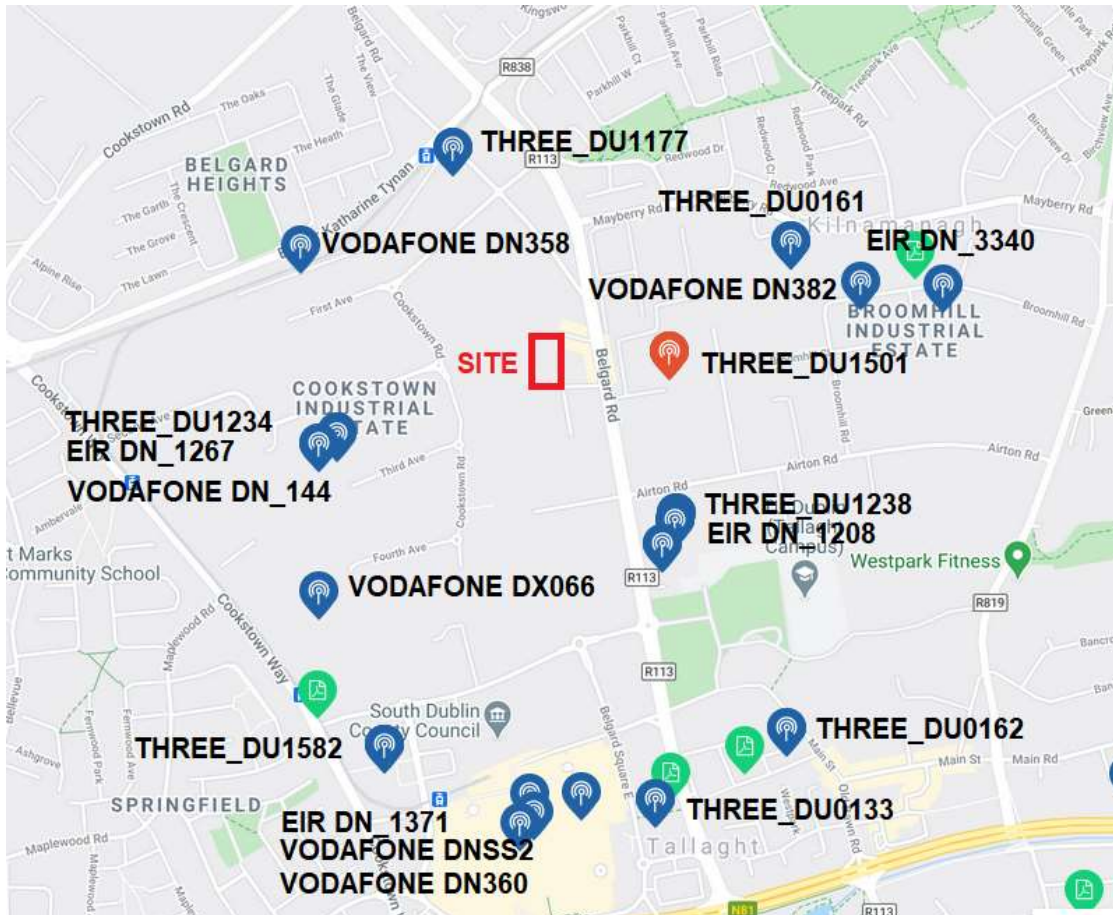


Ground floor plan indicating ESB Substation location

3. TELECOMMUNICATION CHANNELS INFRASTRUCTURE

We have engaged with microwave telecoms links provider in the area to ensure the retention of existing telecommunication channels. We have provided full details of the proposed development to Vodafone, Three and EIR.

Where the proposed development will be in a way of such links the providers can triangulate their microwave links around the proposed building. In this city centre location new developments are expected by the operators and each of the operators has multiple options to reroute.



Map of masts operating in the area surrounding the development

The proposed residential development at Glen Abbey, shall not cause meaningful disruption to microwave link connectivity between nearby telecommunications base stations. Where disruption occurs, its effects shall be minor and may be rectified at negligible cost.