

18. MATERIAL ASSETS – SITE SERVICES (COMMUNICATIONS, ELECTRICITY AND GAS)

18.1 Introduction

This chapter of the EIAR comprises of an assessment of the likely impact of the proposed development on existing utility services in the vicinity of the site as well as identifying proposed mitigation measures to minimize any impacts.

The site services considered in this chapter of the EIAR include Power, Gas and telecommunications.

Note that Surface Water Drainage, Foul Drainage and Water Supply are addressed in Chapter 11.0 (Water, Hydrology and Hydrogeology).

This chapter of the EIAR comprises of an assessment of the likely impact of the proposed development on soils and the geological environment as well as identifying proposed mitigation measures to minimize any impacts.

In summary, the project comprises of the development of 428 no. residential units, retail space, communal space, a creche and 3 No. basement levels. The proposed mix of apartments for the development is as follows:

- 32 no. of studio apartments
- 122 no. 1-bedroom apartments
- 251 no. 2-bedroom apartments
- 23 no. 3-bedroom apartments

The proposed development is located within the existing Rockbrook development, which has remained in an uncompleted state for 10 years. Only 60% of the 3 levels of basement beneath the subject site have been constructed along with two blocks of apartments, the central boulevard area and associated retail areas.

18.2 Methodology

Assessment of the likely impact of the proposed development on existing utility services in the vicinity of the site included a desktop review of the following information:

- ESB Network Utility Plans
- Gas Networks Ireland Service Plans
- EIR E-Maps
- Virgin Media Service Plan

18.3 Receiving Environment

Power

An ESB Networks plan is included in Appendix 18-1 showing the location of existing electrical services in the vicinity of the site.

An MV / LV underground cable is shown entering the site along its southern boundary (off Carmanhall road).

This service enters the new double substation located on the southern boundary.

Gas

Gas Networks Ireland plans are included in Appendix 18-1 showing the location of gas distribution pipes in the vicinity of the site.

An existing medium pressure distribution pipeline (125mm PE / 4bar) is shown running along the site's western boundary on Blackthorn Drive and an existing Medium/Low pressure distribution pipeline (200mm/75 mbar) with the existing basement.

Telecoms

EIR and Virgin Media network plans are included in Appendix 18-1 showing the location of telecommunications infrastructure in the vicinity of the site.

EIR's and Virgin Media's existing network is indicated on Carmanhall road. A new feed will be taken from this existing supply and enter the site on the Southern boundary.

18.4 Characteristics of the Proposed Development Power

Power supply for the proposed development will be taken from the existing ESB Network located to the south of the site. The existing ESB infrastructure (in ground ducting) located on Carmanhall road shall be diverted to facilitate the installation of the new attenuation tank being installed to serve the new project.

Gas

Gas supply for the proposed development will be taken from the existing Gas Networks Ireland network located within the existing basement and extended to a new meter location adjacent to the proposed plant room location.

Telecoms

The existing Eir network located to the south of the site a new feed will be taken from the existing network to feed the new site.

The existing EIR infrastructure (in ground ducting) located on Carmanhall road shall be diverted to facilitate the installation of the new attenuation tank being installed to serve the new project.

18.5 Potential Impact of the Proposed Development

18.5.1 Construction Phase

There is potential interruption to ESB's infrastructure while carrying out road works along Carmanhall road respectively to provide service connections to the proposed development.

There is potential interruption to EIR's infrastructure while carrying out road works along Carmanhall road respectively to provide service connections to the proposed development.

There will be no interruption to GNI's network as new gas supply will be taken from an existing valved arrangement within the basement of the site

18.5.2 Operational Phase

On completion of the construction phase, there will be no further impact on electrical, gas or telecommunications supplies.

18.5.3 'Do Nothing' Scenario

There are no predicted impacts should the proposed development not proceed.

18.6 Ameliorative, Remedial or Reductive Measures

18.6.1 Construction Phase

Connections to the existing gas and telecommunications networks will be coordinated with the relevant utility provider and carried out by approved contractors.

A GPR utility survey (and slit trench investigation as required) will be carried out along Blackthorn in advance of commencing road works to confirm the location of the power and telecommunication infrastructure.

18.6.2 Operational Phase

On completion of the construction phase no further mitigation measures are proposed in relation to the electrical, gas and telecommunications infrastructure.

18.6.3 'Do Nothing' Scenario

No mitigation measures are proposed in relation to the site services described in this chapter if the development does not proceed.

18.7 Predicted Impact of the Proposed Development

18.7.1 Construction Phase

Implementation of measures outlined in Section 18.6.1 will ensure that the potential impacts of the proposed development on site services do not occur during the construction phase and that any residual impacts will be short term.

18.7.2 Operational Phase

Demand from the proposed development during the operational phase is not predicted to impact on the existing power, gas and telecoms network.

18.7.3 'Do Nothing' Scenario

There are no predicted impacts should the proposed development not proceed.

18.8 Monitoring

No specific monitoring is proposed in relation to electrical, gas and telecommunications infrastructure.

18.9 Reinstatement

Reinstatement of any excavations, trenches etc. relating to the provision of electrical, and telecommunications connections is to be carried out in accordance with the relevant utility provider's requirements.

18.10 Interactions and Potential Cumulative Impacts

18.10.1 Interactions Soils and Geology

Trench excavations to facilitate site service installation will result in exposure of subsoils to potential erosion and subsequent sediment generation. Mitigation measures are outlined in Chapter 8 Land & Soils (i.e. service trenches to be backfilled as soon as practicable to minimise potential erosion of subsoils).

18.10.2 Potential Cumulative Impacts

Other development in the vicinity of the site (e.g. the adjoining site, known as the Tivway site) are likely to have similar impacts during the construction phase in relation to Material Assets – Site Services.

Should the construction phase of the developments noted above coincide with development of the site, potential cumulative impacts are not anticipated once similar ameliorative, remedial and reductive measures are implemented.