



BLUEMONT DEVELOPMENTS LTD.

FIRHOUSE
FIRHOUSE ROAD, DUBLIN 24
SITE SERVICES REPORT
PROJECT NO: T255
03rd JUN 2022





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INDEX

PAGE

1	INTRODUCTION	3
2	SITE LOCATION	3
3	SITE INVESTIGATIONS	3
4	UTILITIES	4
4.1	General	4
4.2	ESBN Electrical Supply	4
4.3	Telecoms	4
4.4	Site Lighting	4
4.5	Mains Water	4

Project No: O667		Document Ref.: T255-OCSC-XX-XX-RP-ME-0002-S4-P02_Site_Uilities				
Rev.	Status	Authors	Checked	Reviewed	Authorised	Issue Date
8						
7						
6						
5						
4						
3						
2	S4	JR/GM	CM/TJ	CM/TJ	WF	09.06.22
1	S4	JR/GM	CM/TJ	CM/TJ	WF	03.06.22

1 INTRODUCTION

Bluemont Developments (Firhouse) Limited intend to apply to An Bord Pleanála (the Board) for a Strategic Housing Development with a total site area of c.0.46 ha, on lands located at No. 2 Firhouse Road and the former 'Morton's The Firhouse Inn', Firhouse Road, Dublin 24.

The development will consist of the demolition of all existing structures on site (c. 1,326 sq m), including:

- Two storey building formally used as public house, ancillary off-licence and associated structures (c. 972 sq m);
- Two storey building comprising an existing barber shop and betting office (c. 260 sq m);
- Single storey cottage building and associated structures (c. 94 sq m); and
- Eastern boundary wall and gated entrance from Mount Carmel Park.

The development with a total gross floor area of c. 11,638 sq m, will consist of 100 no. residential units arranged in 2 blocks (Blocks 01 and 02) ranging between 3 and 5 storeys in height, over lower ground floor and basement levels, comprising:

- 96 no. apartments (consisting of 2 no. studio units; 45 no. one bedroom units; 10 no. two bedroom (3 person) units; 34 no. two bedroom (4 person) units; and 5 no. three bedroom units), together with private (balconies and private terraces) and communal amenity open space provision at podium and roof levels; and
- 4 no. duplex apartments (consisting of 2 no. one bedroom units and 2 no. two bedroom units (4 person) located within Block 01, together with private balconies and terraces.

The development will also consist of non-residential uses (c. 355 sq m), including:

- 1 no. café (c. 58 sq m) and 1 no. office (c. 30 sq m) located at ground floor level of Block 01;
- 1 no. medical unit (c. 59 sq m) and 1 no. betting office (c. 66 sq m) located at ground floor level of Block 02;
- 1 no. barber shop (c. 28 sq m) located at ground floor level between Blocks 01 and 02; and
- 1 no. crèche (c. 114 sq m) located at lower ground floor level of Block 01 and associated outdoor play area to the rear.

Vehicular access to the site will be from the existing access off Firhouse Road. The proposal includes minor alterations to the existing access, including the provision of new and enhanced pedestrian infrastructure.

The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, pathways and boundary treatments, street furniture, basement car parking (80 no. spaces in total, including accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); ESB substations, piped infrastructural services and connections to existing public services, (including relocation of existing surface water sewer and water main from within the application site onto the public roads area along Firhouse Road and Mount Carmel Park); ducting; plant; waste management provision; SuDS measures; stormwater management and attenuation; sustainability measures; signage; changes in levels; public lighting; and all ancillary site development and excavation works above and below ground.

2 SITE LOCATION

The site of the proposed development is located North West of the junction between Mount Carmel Park and Firhouse Road. It is bounded to the north and west by existing park grounds. It is bounded to the south by Firhouse Road and to the east by the access road to Mount Carmel Park.

The site is at the south entrance to the existing car park serving several commercial amenities, on Firhouse Road, Dublin 24, as shown in Figure 1 below.



Figure 1 Proposed site

3 SITE INVESTIGATIONS

It is understood that preliminary site investigations have to be carried out and information from utility providers indicates the presence of below-ground services. A ground-penetrating radar (GPR) survey needs to be undertaken for the site to determine the exact position and depth of services. Upon receipt of the results from the GPR survey, the site services drawing will be updated as required, identifying services that need to be relocated or stripped out to facilitate the construction.

4 UTILITIES

4.1 General

Site utilities traverse the site and wider the area to serve the existing buildings. These services comprise and are not limited to the following:

- i. Electrical supply;
- ii. Telecoms;
- iii. Site Lighting
- iv. Mains water;

Record drawings of existing services on the site are being sought as part of the design process to allow the planning of diversions and installation of new connections.

Below ground foul and surface water drainage is not considered here and is covered separately under the Civil Engineering site reports and drawings.

4.2 ESNB Electrical Supply

A new ESNB MV/LV substation shall be integrated within the building and will provide power to the residential dwellings and commercial units. A new switchroom shall be constructed adjacent to the substation and shall house several LV meters. The ESB networks CT meter for the commercial units shall be located in the switchroom.

The meters for the apartments will be located enclosed by the entrance foyer for each respective Block and shall be compliant with the ESB Code of Practice.

4.3 Telecoms

The design will include new underground cable ducts to bring new communications cables from the public roadway to the new Firhouse Building. Underground ducts will be planned to allow several communications suppliers to install their services on both blocks to allow occupants a choice of service providers.

Landlord building life safety and security systems will be monitored remotely where required, using communication cables installed for the landlord during the commissioning of the building.

Eir & Virgin media services will be brought onto the site to serve the development. Services are to run to a dedicated comms room within the dedicated areas for distribution to the apartments. An application shall be made to the service providers at a further stage.

Communication service providers will have access to a comms room in the basement, to terminate incoming cables and install their active communications equipment.

4.4 Site Lighting

External lighting will be provided to the surface car parks, and pedestrian areas in accordance with CIBSE Lighting guidelines. External lighting will incorporate timed and daylight control. External lighting will be compatible with security CCTV where installed.

The external lighting project involves:

- A drawing showing the luminaire's position according to the most recent landscape project and a Schedule containing the information about the light fittings in the project.
- A technical lighting report that will be generated by a specialized outdoor lighting calculation software for this occasion that will show the number of fittings, a luminaire schedule & the results of the calculation per area.

4.5 Mains Water

There is an existing Irish Water mains water infrastructure adjacent to the site along Firhouse Road. A new 100mmØ PE supply will be brought to serve the site from the southern boundary and will serve the building, entering on the South elevation directly to the basement to feed the communal cold water storage plant room and sprinkler tank.

The commercial units will be served independently from the residential development. Each commercial unit will be provided with an independent water supply connection (25mmØ), with meters as per IW standards and Code of Practice. Meters will be located within the public footpath in front of each unit. Refer to Figure 2.



Figure 2 Irish Water existing site infrastructure (Source: Irish Water).

Further detail is contained within the PHM Consulting report and drawings. The new mains will be planned and installed in accordance with the current edition of the Irish water Code of Practice.

Fire hydrants will be required as per Fire Cert. Water supply to the fire hydrants, please refer to the Civils' drawings and specifications. Fire hydrants do not form part of M&E specifications as they are external to the building.

Also please refer to O'Connor Sutton Cronin M&E Site Services drawing Ref. T255-OCSC-XX-XX-SK-ME-0001.