PROJECT TITLE:	Sandy Road, Galway
CLIENT:	LDA
DOCUMENT TITLE:	MEP Utilities Report
DATE:	15/12/2021
ORIGINATOR:	ROF

TABLE OF CONTENTS

1. INTRODUCTION 3

2. MEP UTILITIES 4

2.1 NATURAL GAS 4

2.2 ELECTRICITY 5

2.3 INCOMING COMMS 6

3. NEXT STEPS 7

1. INTRODUCTION

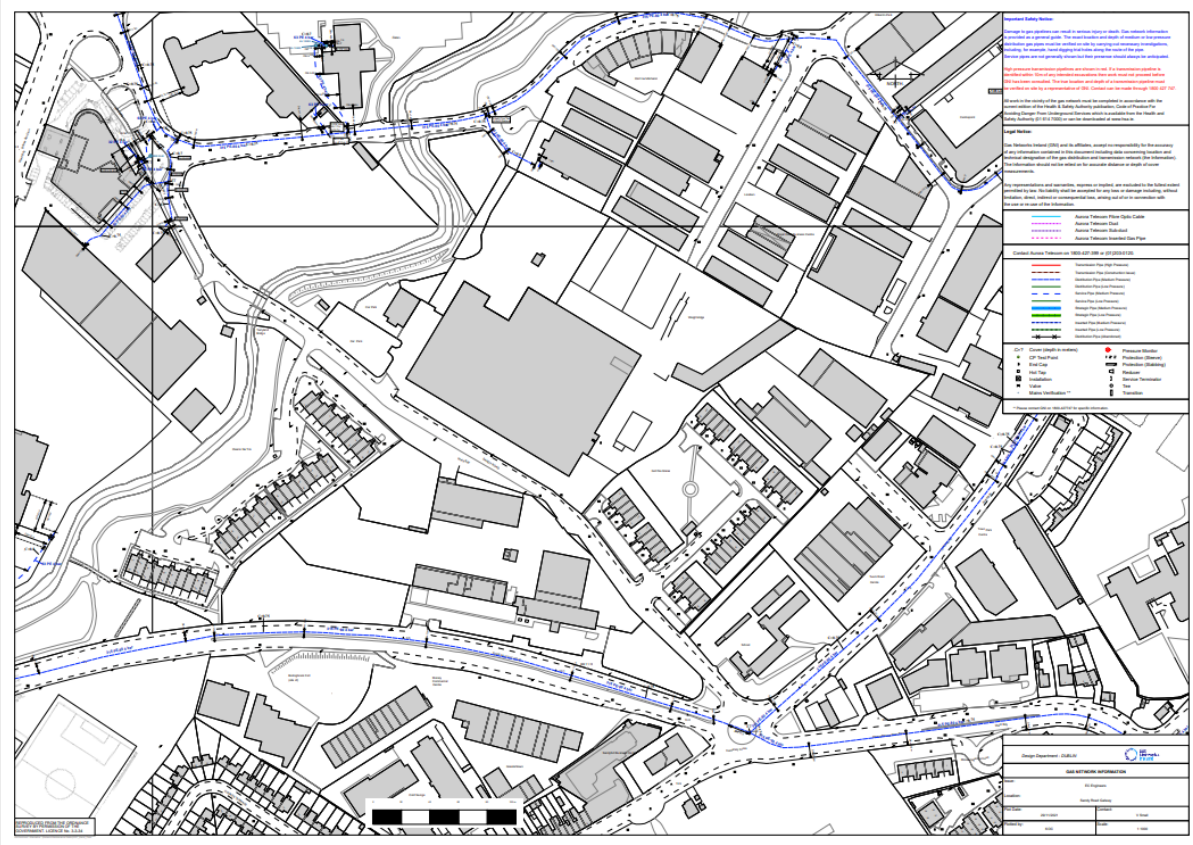
This report is provided to outline the MEP utilities available in the location of the site and any risks associated with same.

The sites are outlined in the image below.

2. MEP UTILITIES

2.1 NATURAL GAS

There is an existing low pressure natural gas line adjacent to the site according to the Gas Networks Ireland (GNI) map attached.



2.2 ELECTRICITY

Power to the proposed development will be provided by substations located on the proposed site with exact details to be clarified by the ESB.

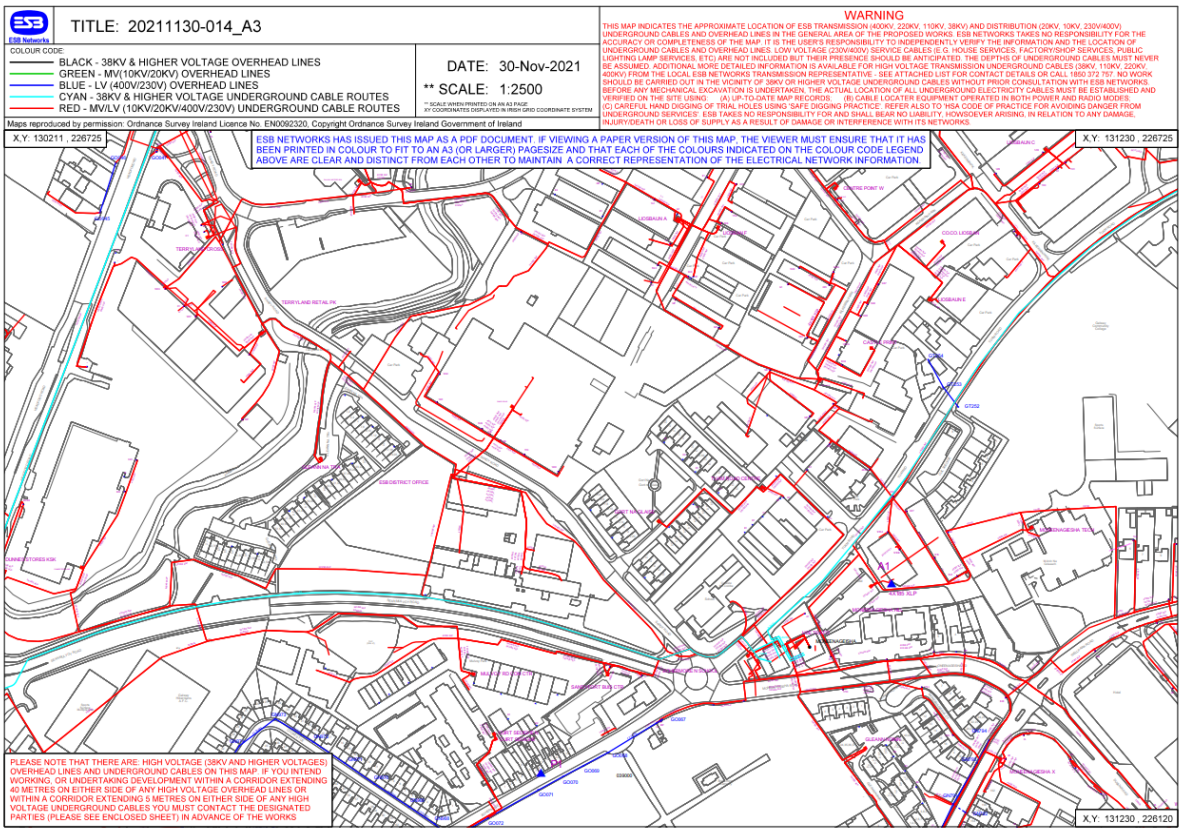
Our understanding from below is that there is currently MV power accessible in the area which makes the provision of power to a new substation feasible.

The new substation will require unobstructed 24/7 access for the ESB in line with their guidelines.

For exact details on current ESB capacity within the area we will need to liaise directly with the ESB at a later design stage.

The extent of same will need to be developed in principle with ESB during the planning application process and be formalised in an ESB application once the planning process is concluded.

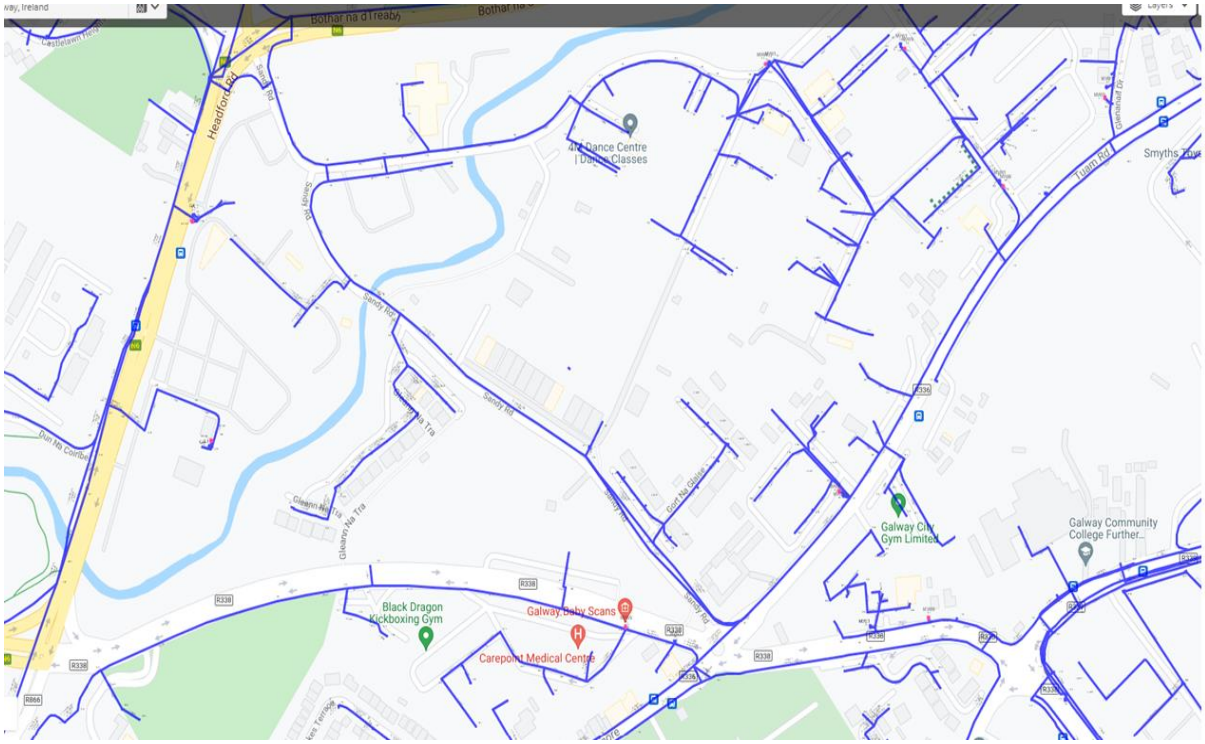
NOTE: There is an adjacent site containing 2 old ESB buildings – from inspection of the dwg and site visit it looks like these buildings are not in significant usage currently but once housed a power distribution centre. This needs careful assessment with the ESB as there is a small risk here that abnormal works may be required if there are a lot of existing live supplies emanating from these buildings. This work could take the format of an enabling works project if required.



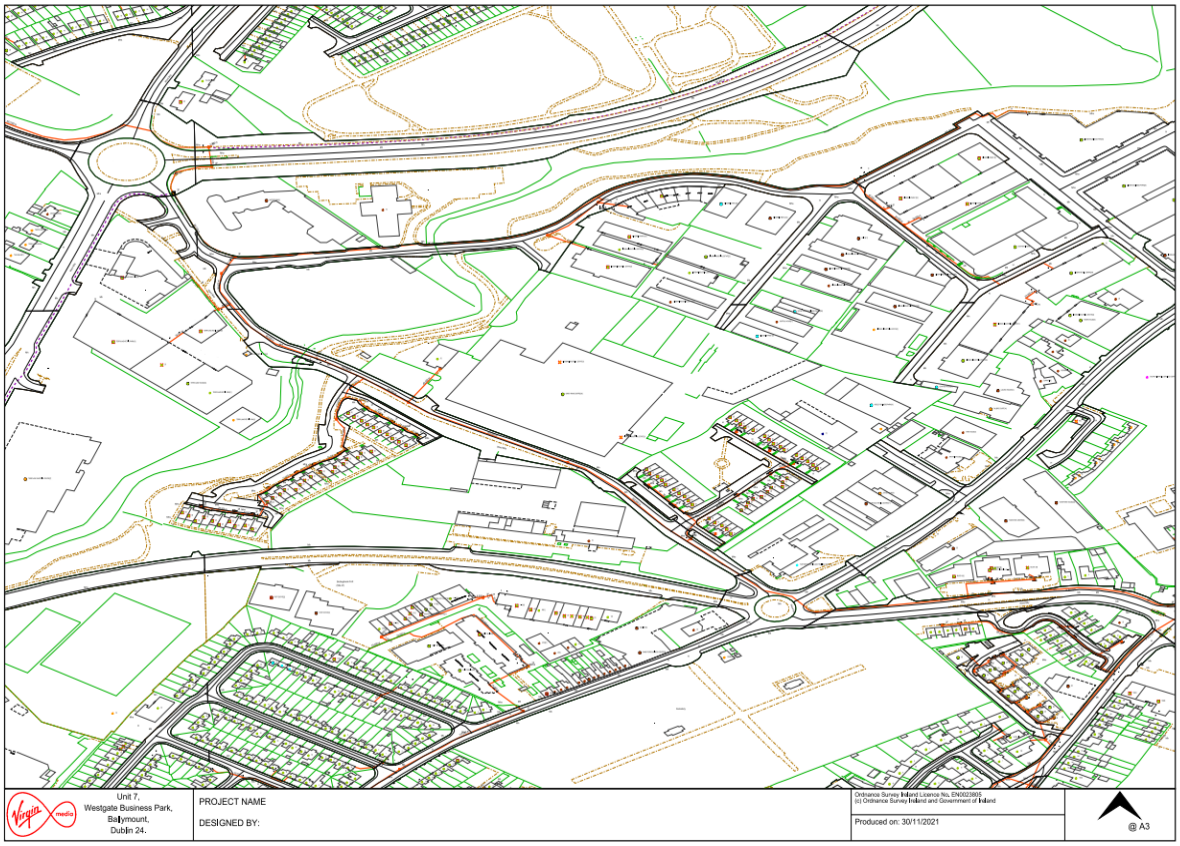
2.3 INCOMING COMMS

It is intended to have an incoming supply from Eir that is available surrounding the development.

From the Eir network map there is ample coverage around the site.



Virgin Media is currently available in the area with ample coverage around the site.



3. NEXT STEPS

1. Carry out a load assessment when an outline scheme design is developed.
2. Liaise with the ESB to understand the works required to clear their existing sites.