



La Vallee House
Upper Dargle Road
Bray, Co. Wicklow
A98 W2H9
Ireland

p: +353 (0) 1 204 0005
e: info@metec.ie
w: www.metec.ie

UTILITIES REPORT

for the

PROPOSED DEVELOPMENT SEA GARDENS PHASE 1 BLOCK A

at

SEA GARDENS BRAY COUNTY WICKLOW

for

SHANKILL PROPERTY INVESTMENTS LIMITED

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Introduction

This Utilities Report was compiled by METEC Consulting Engineers in February 2025 on behalf of our client, Shankill Property Investments Ltd., as part of the Planning Submission for the Proposed Development of Sea Gardens Phase 1 Block A at Site at the former Bray Golf Club Lands off the Dublin Road and Ravenswell Road, Bray, County Dublin. The report summarises the existing Engineering Services Infrastructure to the proposed development.

1.0 EXECUTIVE SUMMARY

The proposed development will consist of the provision of 159 no. residential units over/around a shared 2-level podium comprising of: 9 no. 4-bedroom, 3 and 4-storey terraced townhouses with associated private terraces; and 150 no. apartments in 2 no. blocks ranging in height from 6 to 10-storeys (Block A1) and 7 to 11-storeys (Block A2) and consisting of a total of 48 no. 1-bedroom units, 58 no. 2-bedroom units, 44 no. 3-bedroom units, all with private balconies or terraces. The blocks will also include communal lounge areas; a communal gym in Block A1; refuse storage areas; and associated plant. The shared 2-level podium will include car, motorcycle and bicycle parking, with additional car parking provided within the curtilage of 5 no. of the proposed townhouses. The proposed development will also include: public open space including play areas; communal open space within the central podium courtyard; pedestrian / cycle linkages with adjoining existing and permitted developments; associated connections to the surrounding road network; all associated landscaping and public lighting; an ESB substation; drainage arrangements; utility connections; and all site development works. A detailed development description is set out in the Planning Report prepared by RPS and enclosed as part of the LRD application package.

The site location and boundary are shown, in red, in *Figure 1.1* below.



Figure 1.1 Site location and boundary (Google Maps)

The proposed site layout is shown in *Figure 1.2* below.

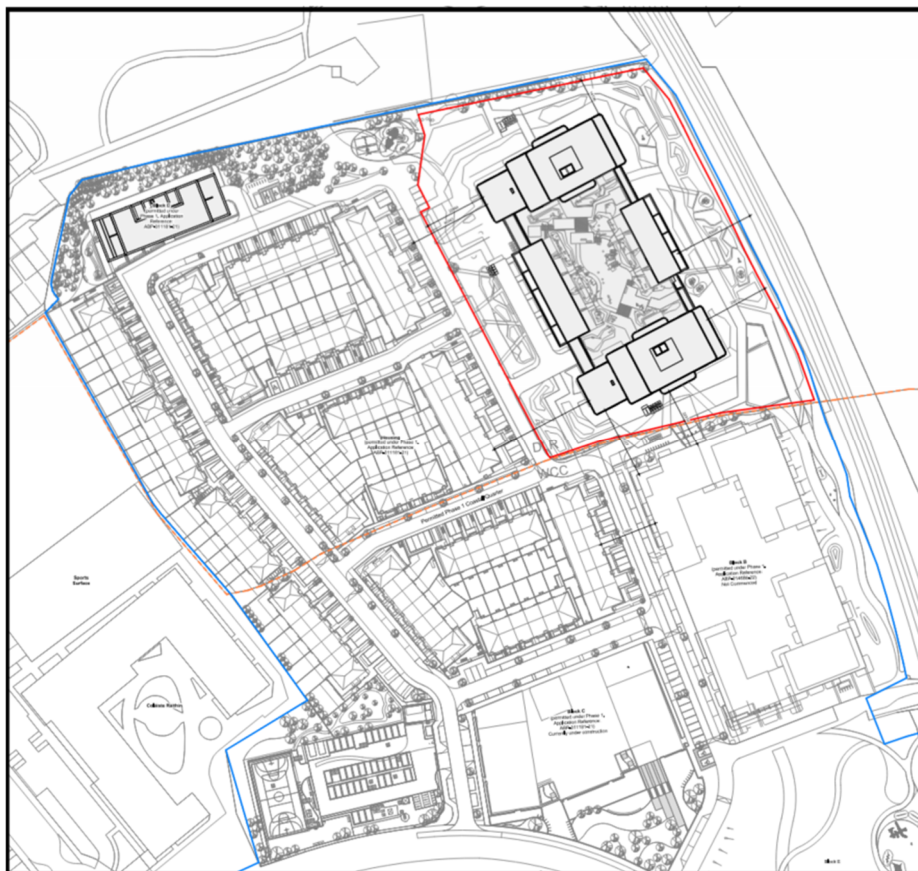


Figure 1.2 Proposed Site Layout of new development

Record drawings have been provided by utility companies and reviewed in relation to the proposed development. Records have been requested from the following companies:

- ESB Networks
- Gas Networks Ireland
- Telecommunications/Telecoms – Eir, Virgin, E-net, Colt, BT, Comreg

The existing utilities infrastructure have been identified within the vicinity of the site. As this is a green field site, minimum utilities have been identified within the site boundary. No utility diversions will be required. The developer will need to liaise with ESB for a temporary supply for site compound use. Should the presence of any other utilities be discovered during the site clearance works, the relevant utility providers shall be contacted and with agreement, services shall be isolated and removed/altered prior to the commencement of site construction. New infrastructure connections have been considered in the design of the proposed development and there are no known issues with local infrastructure to supply the new development at this time.

2.0 ESB INFRASTRUCTURE

The site is well located with respect to local ESB infrastructure. The ESB Networks drawing in figure 2.1 below indicates the existing network distribution around the proposed Sea Gardens Bay development.

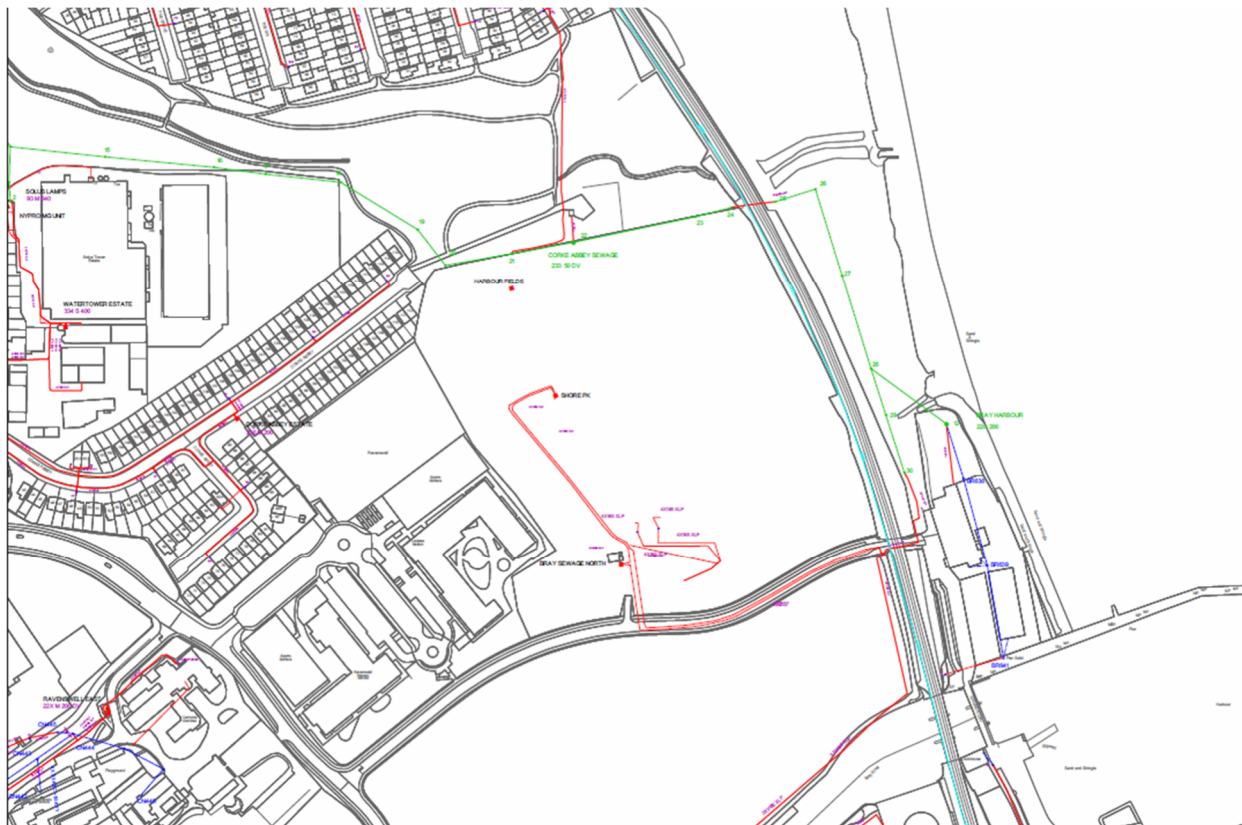


Figure 2.1 ESB Networks Map of surrounding area

Initial contact has been made with the ESB and there are currently no issues with the provision of the required power to the proposed development. It is envisaged that the required power for the new development will be supplied from the local ESB network at the South East corner of Block B. This information is based on initial conversations with ESB and is subject to change at ESB Networks discretion. From here, new ducts shall be installed below ground and routed to the new Double substation location.

It is proposed to construct/install a new ESB MV substation at ground level of the Block A development to service the proposed residential and amenity uses.

The substation will be situated on Ground Floor level to comply with ESB Networks access requirements. ESB Networks will fitout the substation with appropriate Switchgear and transformers as required. Adjacent switchrooms will include the 400 volt switchboard rated based on the final building load design. Electrical services will be distributed from the switchrooms to final users as required. The final electrical supply to each dwelling will be distributed via ESB Networks standard LV meters located in the Switchrooms as opposed to at the entrance to the building.

An application for a new connection has not formerly been submitted to the ESB for the development. The ESB Networks will be the final arbiters of the electrical configuration within the site.

3.0 TELECOMS INFRASTRUCTURE

During the course of our desktop study, it has been found that there is only one telecom provider with primary infrastructure with available capacity in their respective networks to offer services for the new development.

3.1 EIR

EIR infrastructure to the surrounding area is sufficient to service the proposed new development, subject to final agreement with Eir. An existing Eir network map is shown in figure 3.1 below.

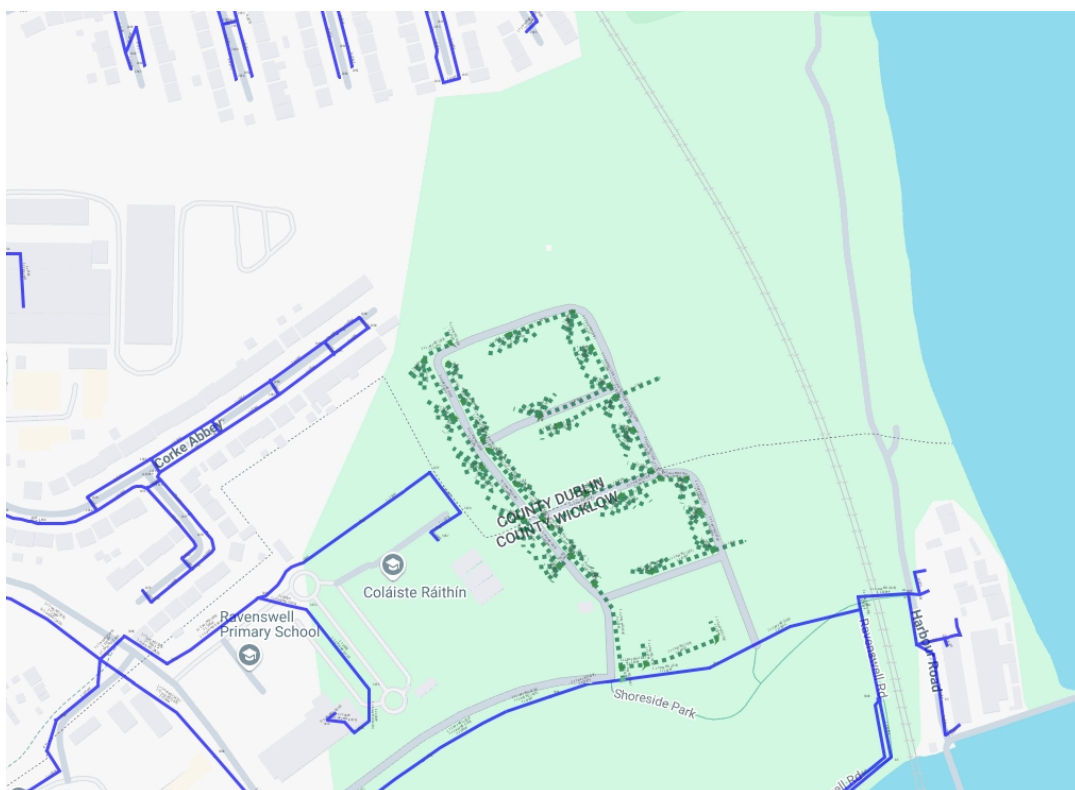


Figure 3.1 Eir Network Map for surrounding location

3.2 OTHER TELECOMS PROVIDERS

During the course of our investigations, we contacted Virgin, Colt, BT and ENET who all indicated that they do not have any primary infrastructure near the site.

3.3 MAJOR TELECOMMUNICATIONS MASTS

As part of the design process the impact on the development on major telecommunications links has been considered. There are no telecommunication masts in the surrounding area. With that, it is deemed that there will be adequate signals to the proposed development. A map of telecom masts in the greater surrounding area, taken from Comreg Site Viewer, can be seen in figure 3.5 below.

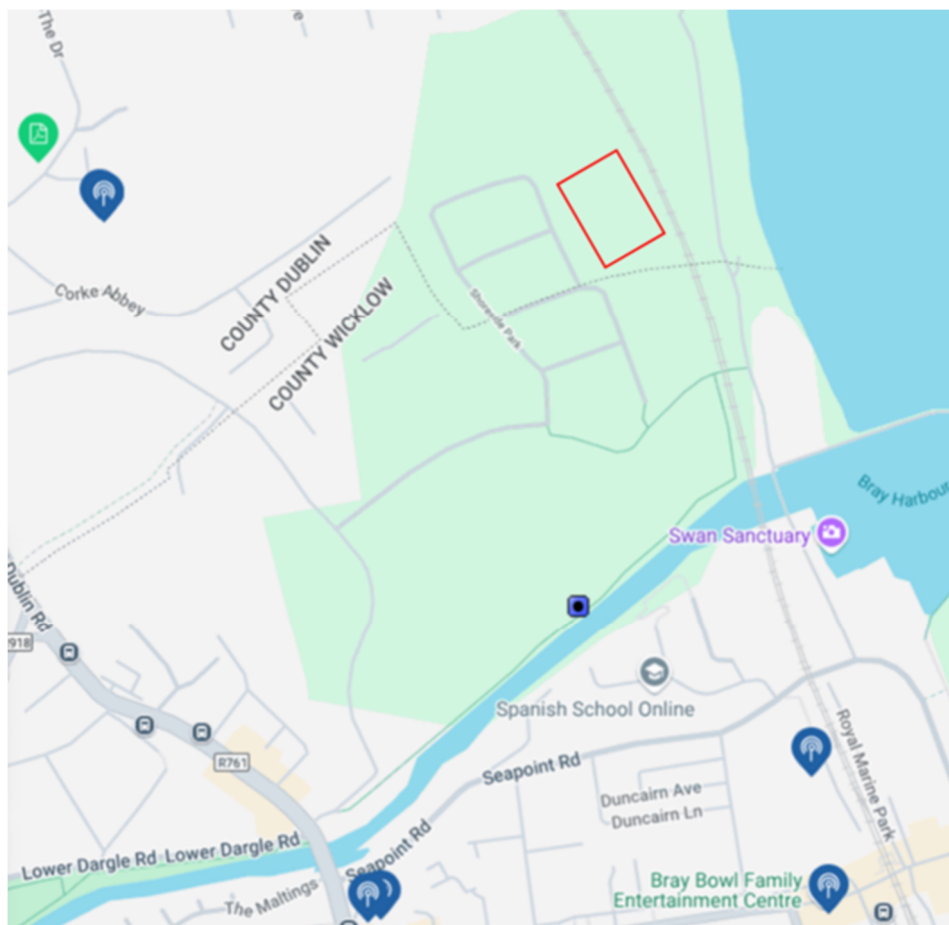


Figure 3.5 Telecommunication mast in the surrounding area (taken from siteviewer.comreg.ie)

4.0 PUBLIC STREET LIGHTING

There are no existing Dun Laoghaire Rathdown County Council Public Lighting Columns located on the proposed new development. New street lighting to suit the new proposed site layout will be provided. Locations of existing public lighting can be seen in Figure 4.0 below denoted by red circles (no amendments required).

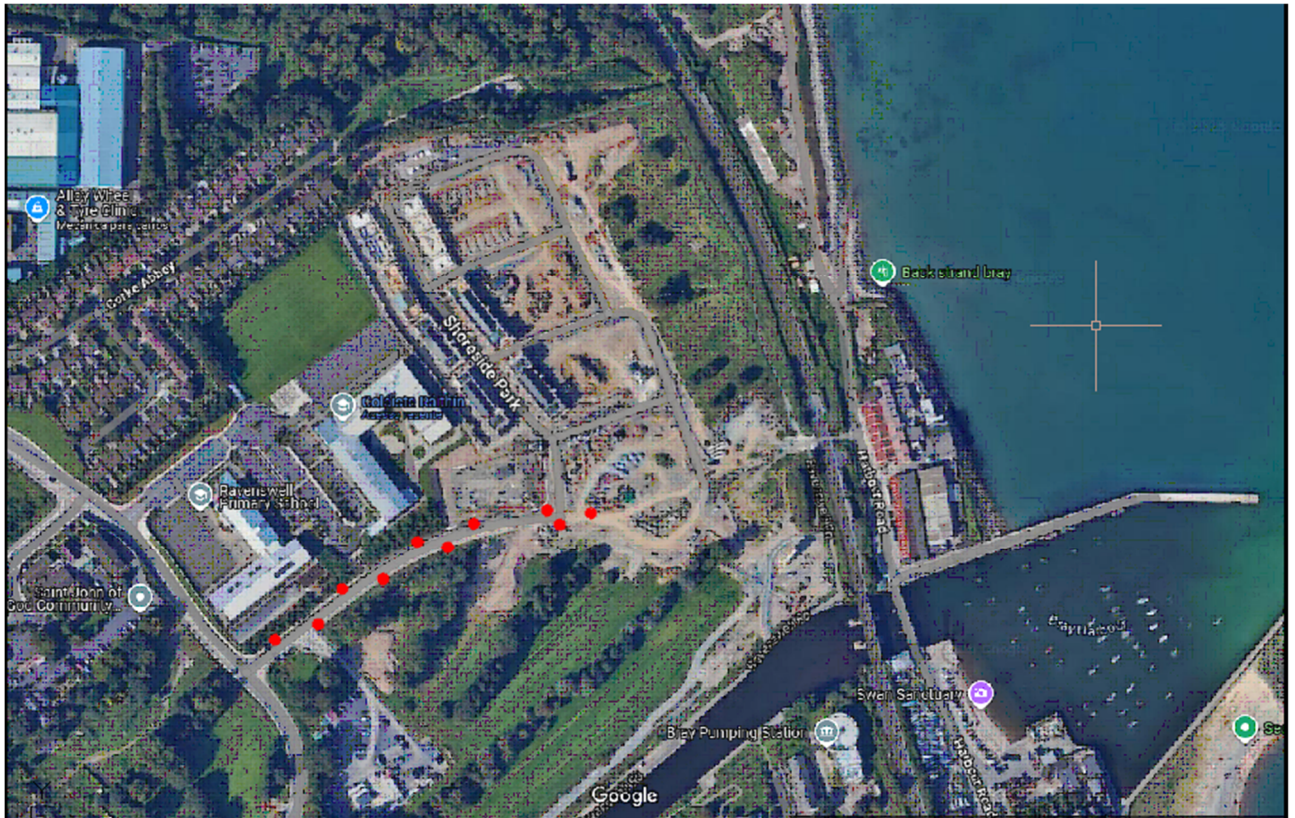


Figure 4.0 Public Street Lighting Locations

5.0 GAS INFRASTRUCTURE

The site is well positioned for access to the local natural gas network. As can be seen from Figure 5.0 below, there is a 250PE-80 4 bar gas main routed along Bray Commons with a smaller 63PE 25mbar spur connection taken also at Ravenswell Road that currently services existing industrial units.

Although there is ample capacity in the vicinity of the site, there is no intention to provide a new gas services connection to the proposed new development. There is no requirement for gas services to run any of the client equipment. Heating and hot water services shall be provided to the facility via high efficiency electrically driven heat pump technology which offers superior coefficients of performance compared to direct fired gas plant. It also eliminates the onsite consumption of fossil fuels.

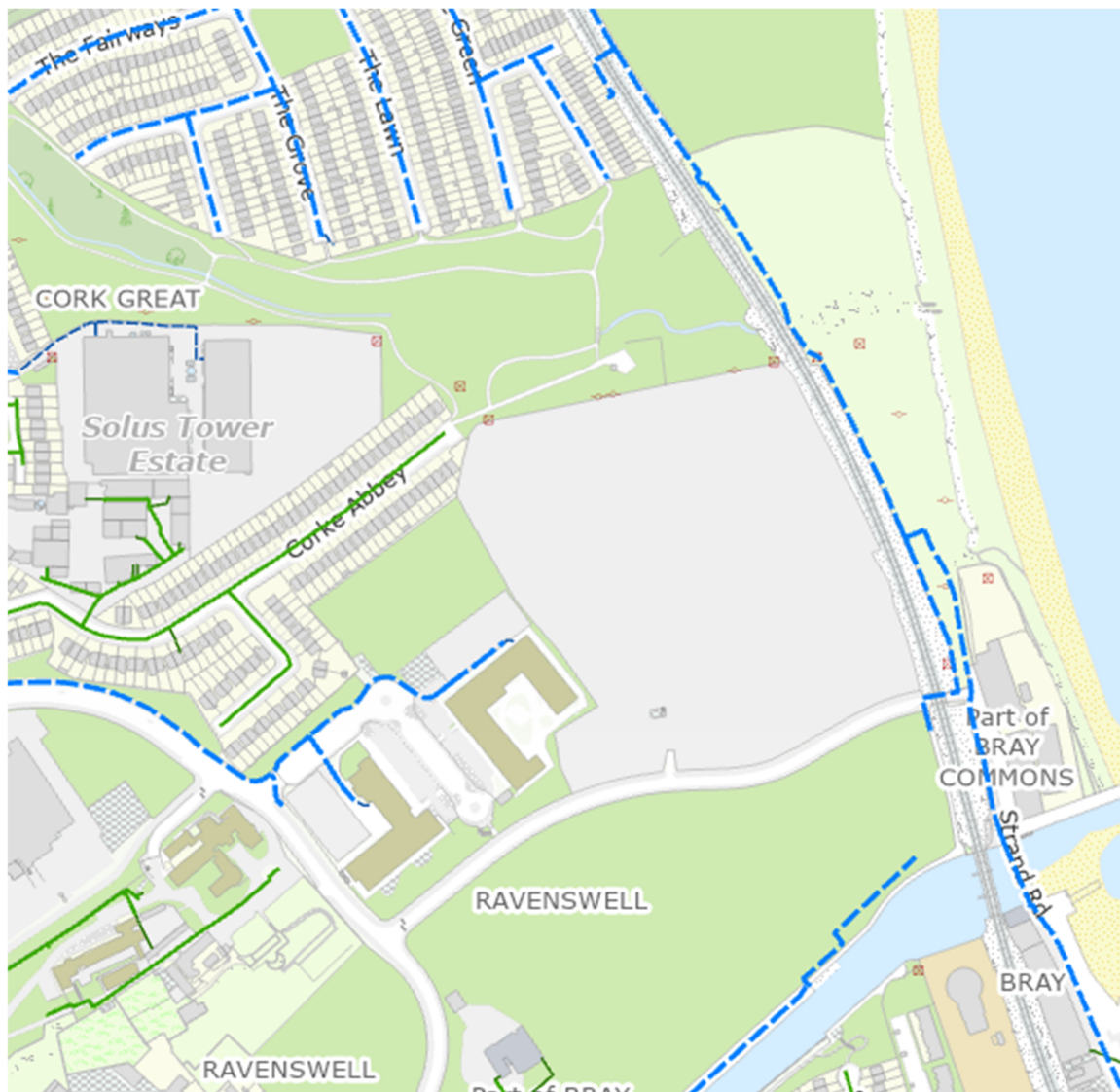


Figure 5.0 Existing Gas Services Network (GNI)

APPENDIX A
UTILTIY MAPS



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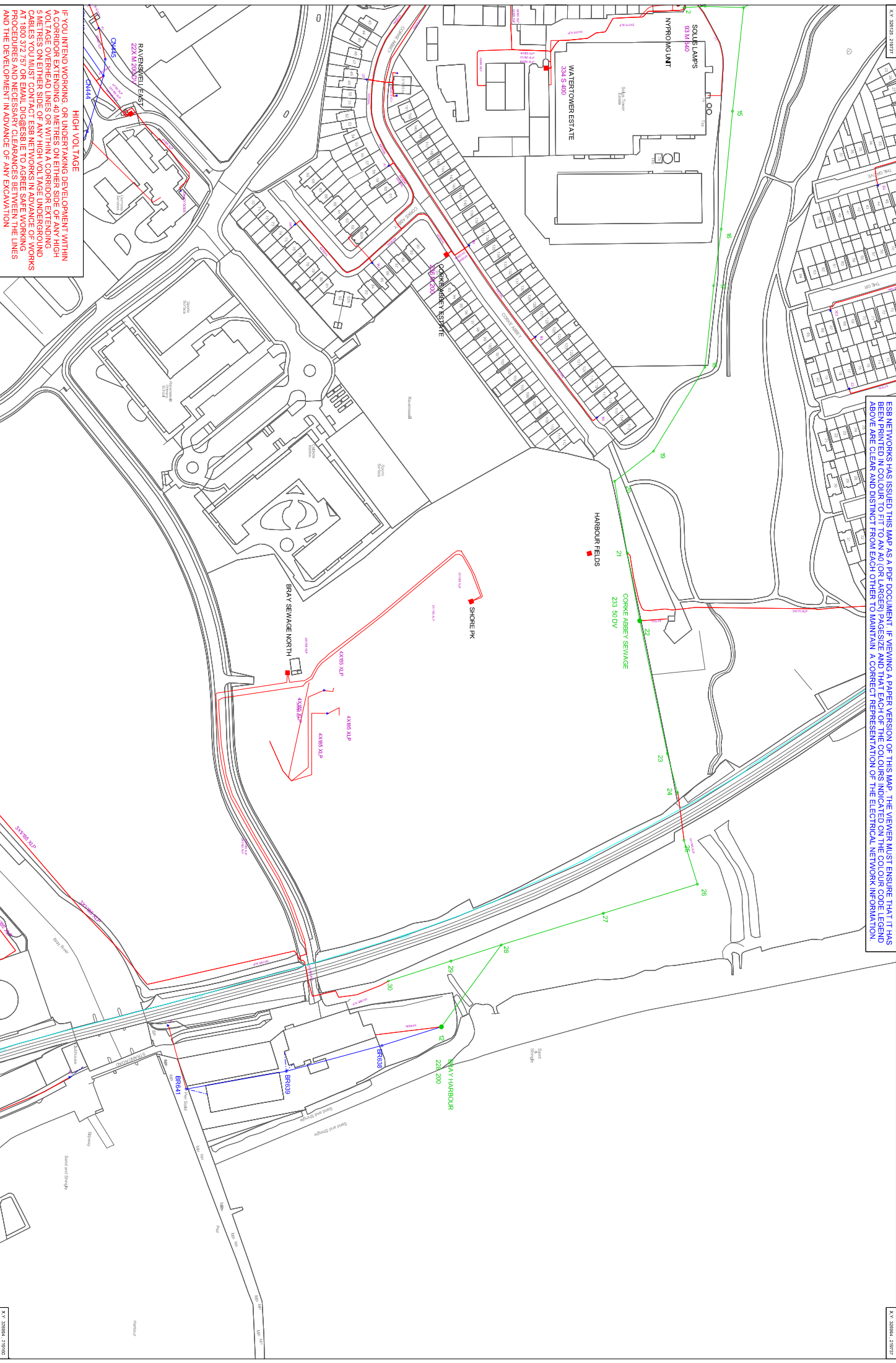
COLOUR CODE:

- BLACK - 38KV & HIGHER VOLTAGE OVERHEAD LINES
- GREEN - MV(10KV/20KV) OVERHEAD LINES
- BLUE - LV (400V/230V) OVERHEAD LINES
- CYAN - 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
- RED - MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

DATE: 18-Feb-2025
 ** SCALE: 1:750

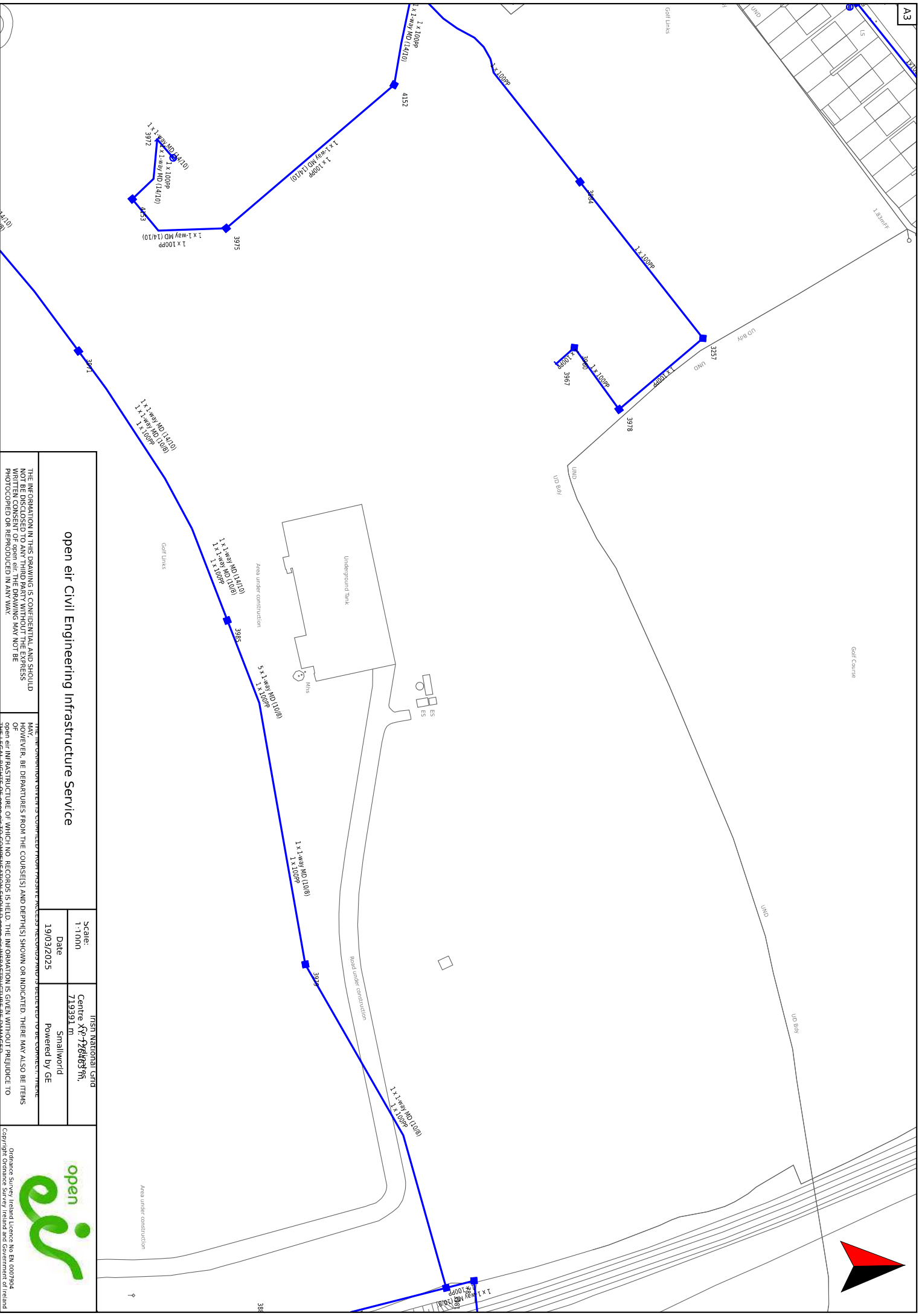
WARNING
 THIS MAP INDICATES THE APPROXIMATE LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE. THE APPROXIMATE LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXACT LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE. THE APPROXIMATE LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXACT LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE. THE APPROXIMATE LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE EXACT LOCATION OF THE TRANSMISSION TOWER, Pylon, AND DISTRIBUTION POLE.

ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A0 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN A CORRECT REPRESENTATION OF THE ELECTRICAL NETWORK INFORMATION.



HIGH VOLTAGE
 IF YOU INTEND WORKING OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE UNDERGROUND LINES, YOU MUST CONTACT ESB NETWORKS AT 1800 322 757 OR EMAIL DIG@ESB.IE TO AGREE SAFE WORKING PROCEDURES AND NECESSARY CLEARANCES BETWEEN THE LINES AND THE DEVELOPMENT IN ADVANCE OF ANY EXCAVATION.

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