

# Swords Cultural Quarter

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## Site Services & Utilities Strategy for Planning

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Rev 4

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July 2022

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## ISSUE HISTORY

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1	04/04/22	First Issue
2	12/04/22	Issued for Planning
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## 1.1 Context

This statement is issued in support of the Planning application for the Swords Cultural Quarter project, in connection with the site services and utilities to the site.

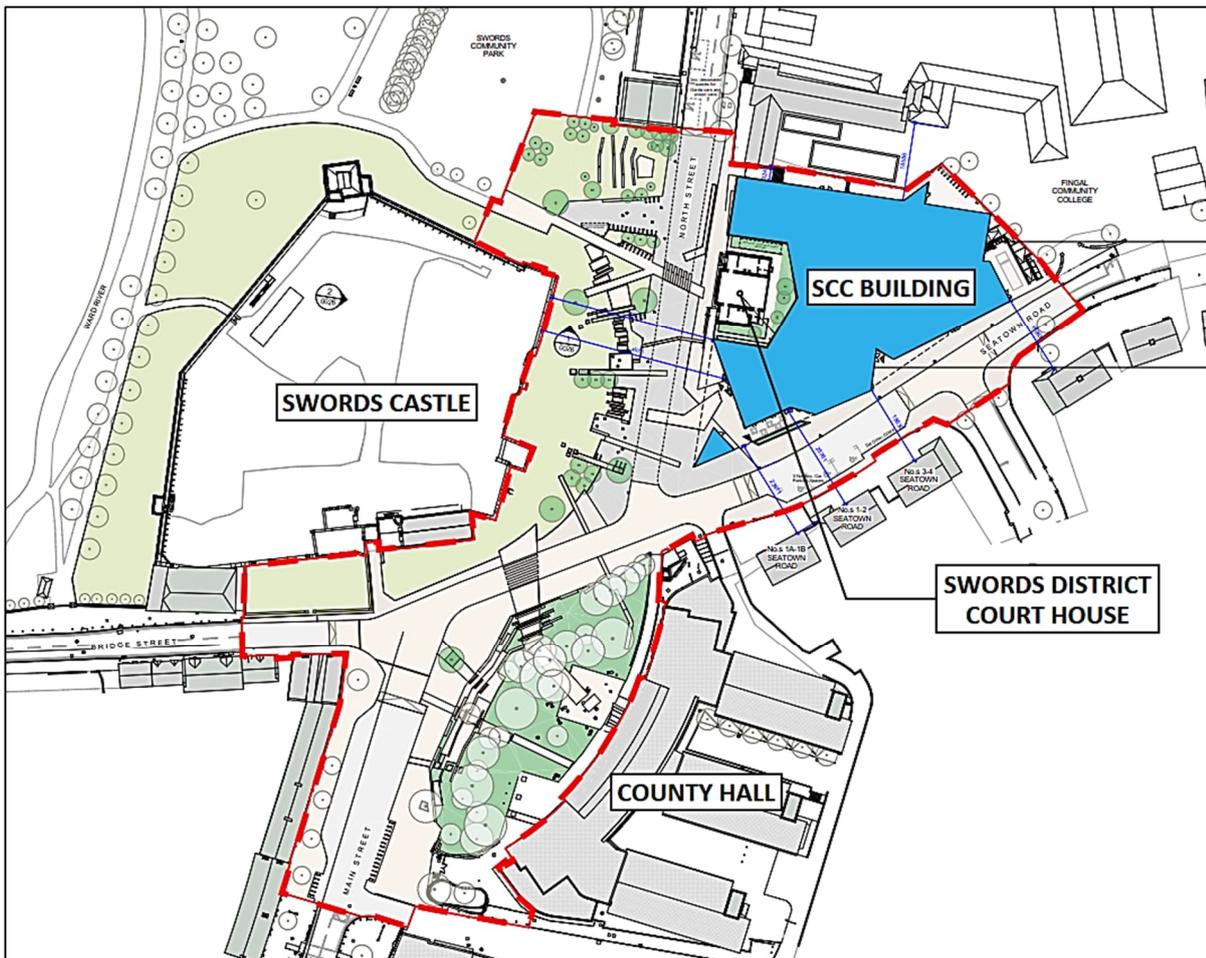
The project will involve the design and delivery of the construction of the Swords Cultural Centre (SCC) and implementation of a Public Realm project.

### The Swords Cultural Centre (SCC) Building

The SCC building is to be located on the site of the current FCC executive carpark and St Michaels House centre. The site for the Swords Cultural Quarter also contains the Swords District Court House and is bordered by Main Street, Sea Point Road and the Fingal Community College. It is anticipated that the proposed building will have a GIA of 5,686m<sup>2</sup> and is indicated in the image below.

### The Public Realm (Civic Space)

The public space to be redeveloped is identified by the red-line boundary in the image below. It includes the Main Street, North Street, Bridge Street and Seatown Road junction, along with Main Street outside County Hall, North Street and Seapoint Road outside the SCC. The public realm covers an area of circa 13,200m<sup>2</sup>.



*Outline plan of the Swords Cultural Quarter*

This document provides a summary of the work carried out so far in developing the site infrastructure design. This includes;

- Collation and assessment of existing survey data (GPR, topography surveys, asset maps etc.)
- Engagement with local utilities providers, namely Irish Water, ESB Networks and EIRCOM
- Identification of diversions required
- Application for new connections
- Liaison with EIRCOM with regards to PTS network

The below ground drainage does not form part of Max Fordham's scope; any requirements will be detailed in a separate report by the respective designer.

The proposals outlined in this report are based on survey information made available to us at the time of writing. We will continue to liaise with necessary parties in developing the site infrastructure design.

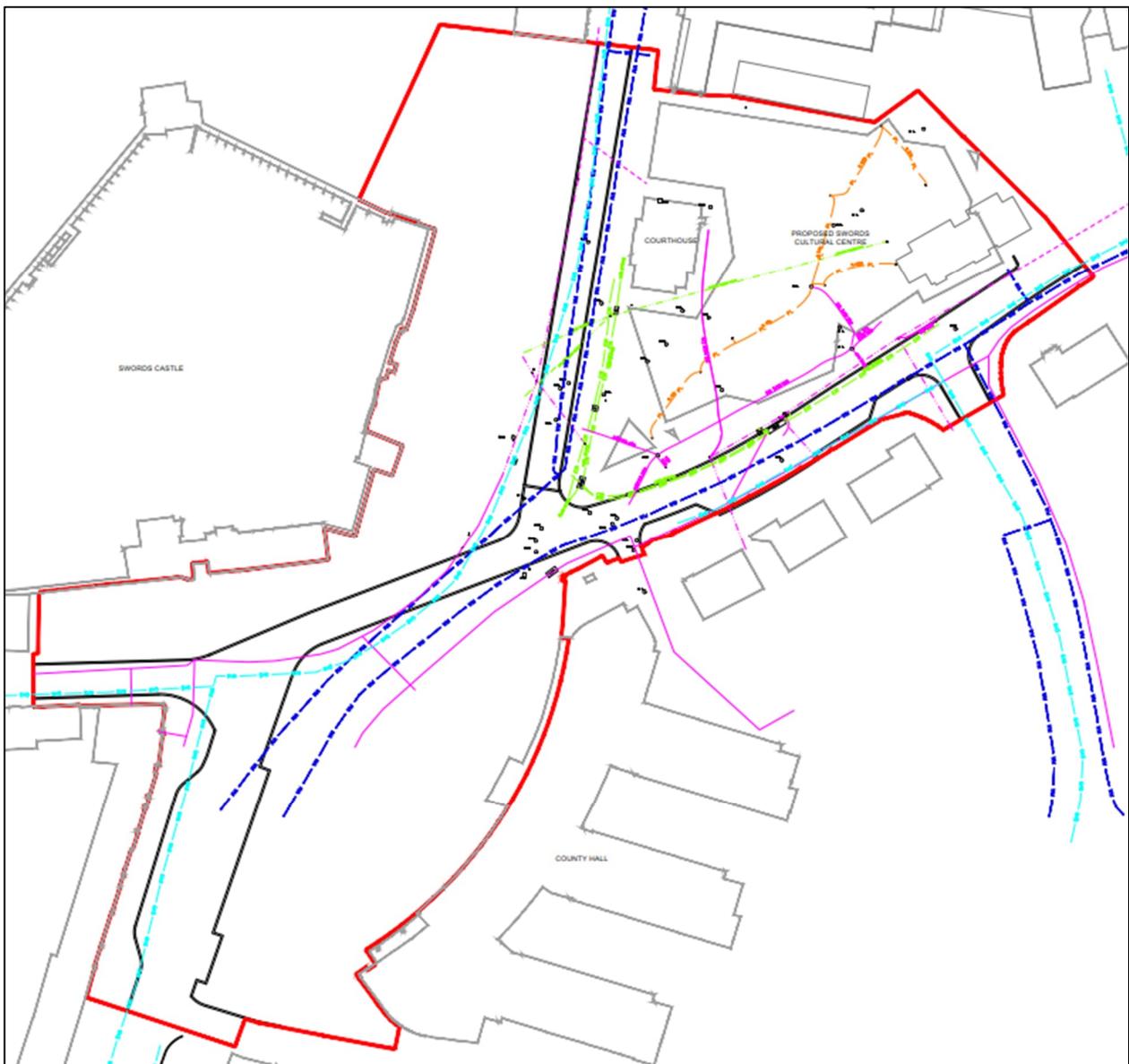


Figure 1 Snapshot of Site plan, compiled based on GPR survey, topographical survey and asset maps  
Telecom (GREEN), Water main (BLUE), Electrical (PURPLE), Gas (CYAN), Public Lighting (Orange)

Note: The site plan is indicative only and is not exhaustive of all routes and connection on site

## 1.2 Natural Gas

### New Connections

In line with the Client's decarbonisation aspirations, it is proposed that non-fossil fuel sources will be used. To this end, there will be no new gas connection to site.

### Diversion Works

The GPR survey suggests there are no live gas services beneath the proposed buildings' footprints, so any diversion works are unlikely. This has been confirmed by the asset map for Gas Networks Ireland, which indicates gas mains running along the North Street and Seatown Road but not across the proposed Swords Cultural Centre.



Figure 2 Gas Networks Ireland Asset Map

### 1.3 Electrical

#### New Connections

A new, dedicated sub-station/transformer, located in the SCC Building is to be provided, to supply all the required electricity to the site. We are currently in liaison with ESB Networks, who have provided some initial information regarding the requirements for the substation. These requirements have been incorporated within the Architectural design. We will continue to develop the design with ESB Networks during the next design stage.

The total electrical load for the Swords Cultural Centre building has been estimated to be ~545 kVA. We have lodged an application with ESB Networks, for a single commercial new connection, which will be taken from the MV cable on Seatown Road.

A buried LV containment route will be installed, to supply the Public Realm LV feeder pillars and lighting requirements. The location of light fittings and feeder pillars will be developed at the next design stage, in conjunction with the Landscape Architect and relevant members of the design team.

The proposed point of new connection, substation location and indicative LV cable route are detailed on Max Fordham drawing *SCQ-ZZ-L00-DR-MXF-JJ-10100 – Proposed Site Services Layout*.

#### Diversion Works

The GPR survey suggests that electrical services run directly across the SCC site, beneath the existing carpark. However, these are not picked up on ESB Network's asset maps and are assumed to be private LV cables associated with the existing carpark street lighting. These cables are assumed to be redundant and will be removed as part of the works.

The topography survey has picked up a number of overhead LV cables on Seatown Road and North Street, which are also shown on ESB's asset maps (see Figure 3 below). We have submitted an application with ESB for the diversion of the overhead cables as part of the Public Realm works and are awaiting their response.

The location of overhead and below ground cables that have been identified as requiring diversion or removal are detailed on Max Fordham drawing *SCQ-ZZ-L00-DR-MXF-JJ-10101 – Existing Site Services Diversion*

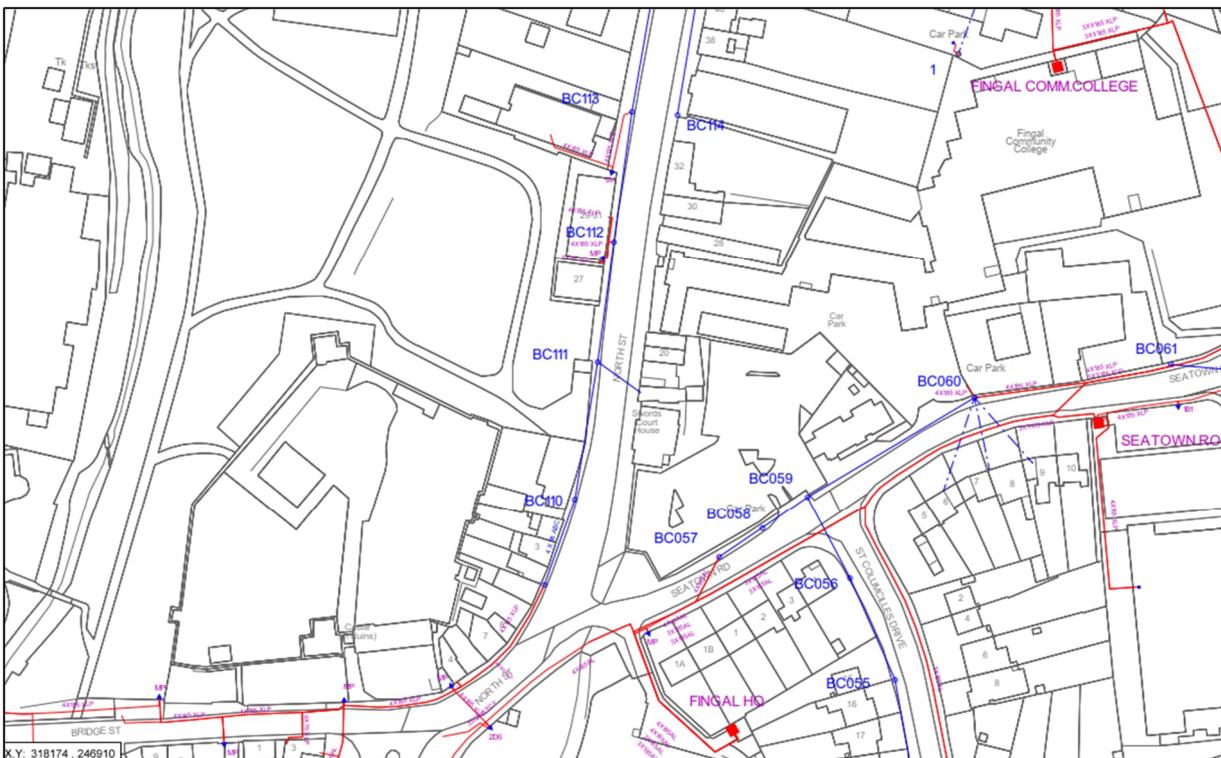


Figure 3 ESB Networks Asset Map, overhead cables in BLUE

## 1.4 Mains Water

### New Connections

We have submitted a pre-connection enquiry with Irish Water for the provision of 1no. new independent incoming mains water connection, to be taken from Seatown Road. Irish Water have provided us with a Confirmation of Feasibility, which has been submitted with the Planning Application.

The pre-connection enquiry is based on our calculated estimated flow rate for Swords Cultural Centre of 1.5 l/s.

The proposed point of new connection and incoming services pit location are detailed on Max Fordham drawing *SCQ-ZZ-L00-DR-MXF-JJ-10100 – Proposed Site Services Layout*.

### Diversion Works

The Irish Water asset map illustrated below and GPR survey suggest there are no live services beneath the proposed buildings' footprints, so any diversion works are unlikely.

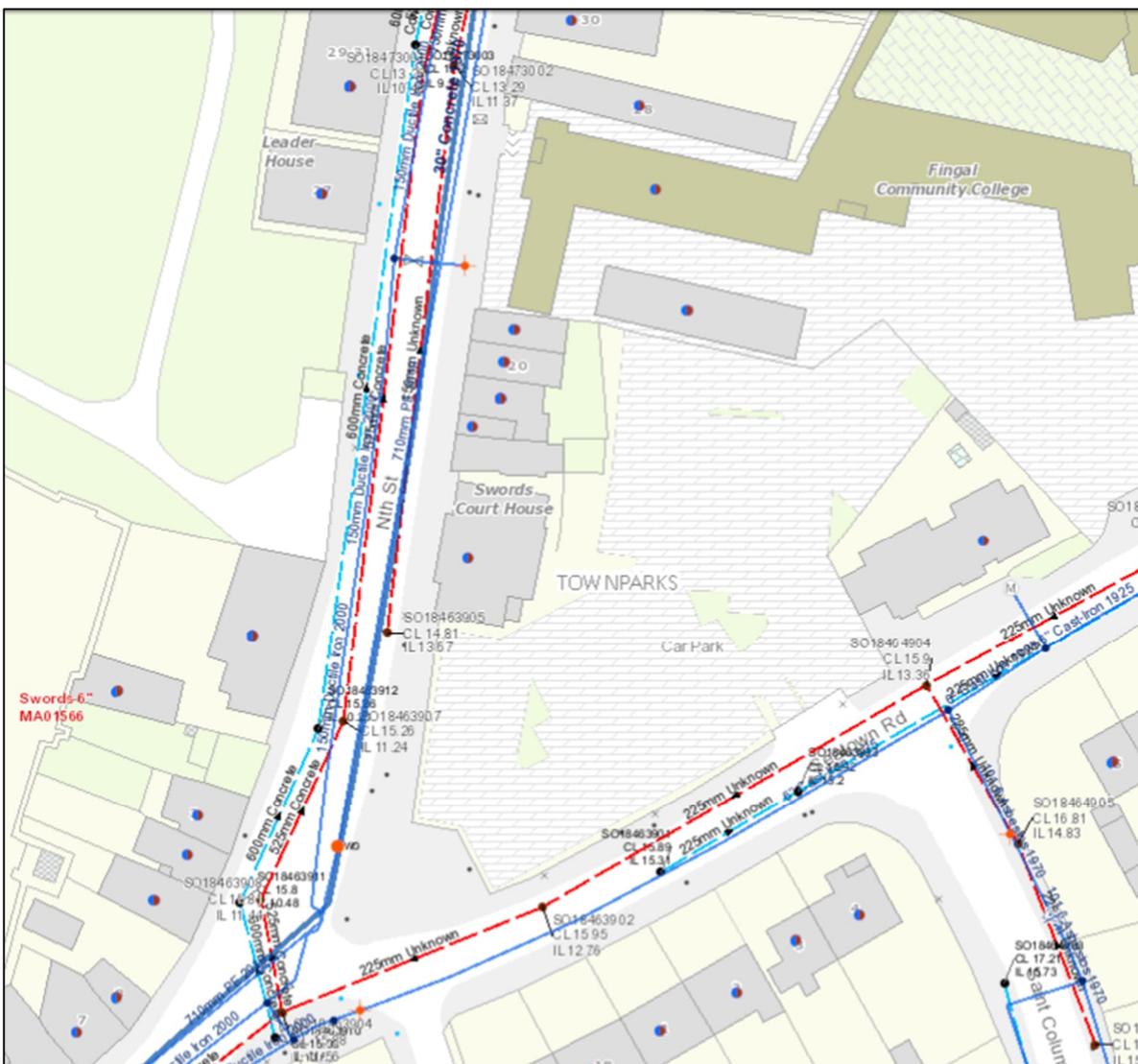


Figure 4 Service records for water supply, obtained from Fingal County Council

## 1.5 Telecoms

### New Connections

It has been proposed that the following new incoming communication services will be provided; Incoming Fibre Optic services to the Swords Cultural Centre (SCC) and a number of conventional, analogue telephone lines, (for lift alarms & security systems etc.).

However, EIRCOM are scheduled to switch off the Public Telephone Switched Networks (PTSN) in Ireland from 2025 and so conventional, analogue telephone lines will no longer operate from that point. This will primarily affect emergency communication systems such as elevator alarms, security and fire alarm remote monitoring facilities and the like. At present, the industry approach is tending toward the use of GSM (e.g. mobile/cellular) based systems and the proposal is to adopt this strategy here.

A new external fibre link between the site and the County Hall building will also be provided. A third-party survey has identified an existing below ground route between the County Hall building and a Security Hub located in the existing Executive Carpark. We are proposing to reuse part of this route (from Seatown Road to the County Hall building) for the new fibre link. The part of the route nearest to the new SCC building will be dug up and re-laid to suit the new site.

The proposed point of new connection, incoming services pit location and indicative cable route to County Hall are detailed on Max Fordham drawing *SCQ-ZZ-L00-DR-MXF-JJ-10100 – Proposed Site Services Layout*.

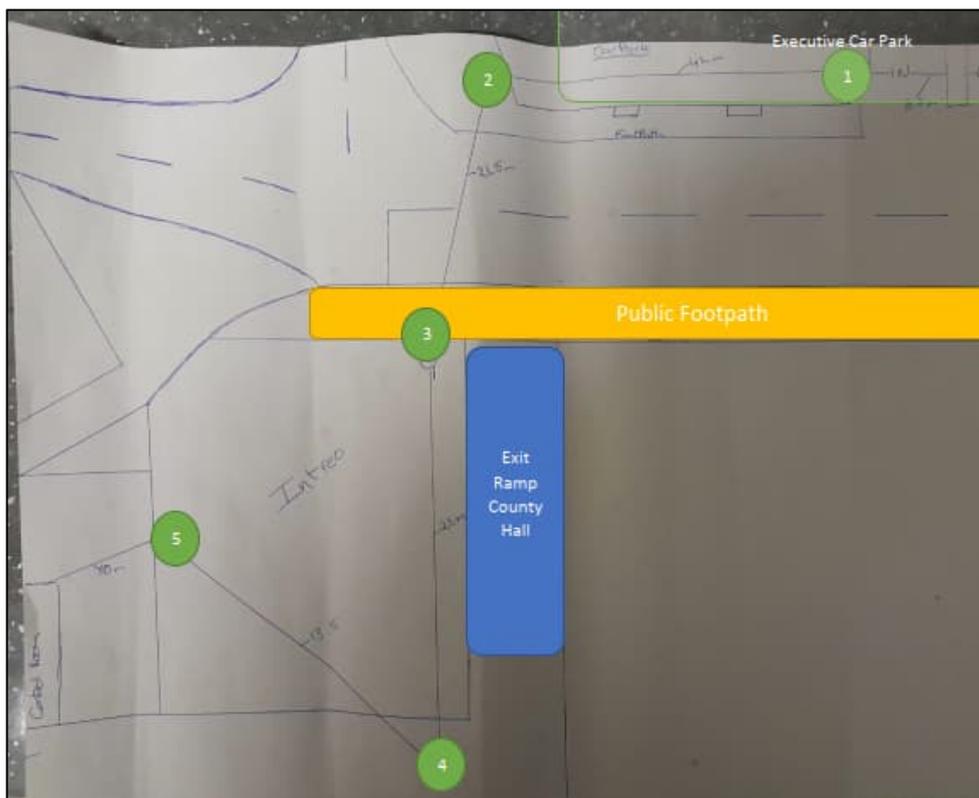


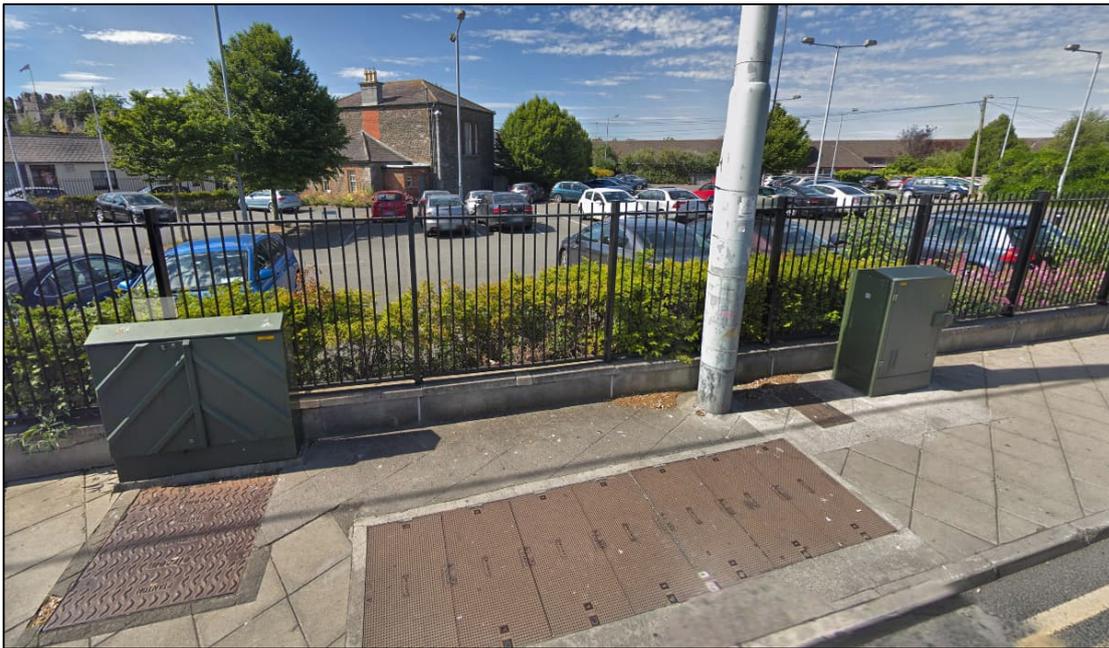
Figure 5 Sketch from third-party survey identifying cable route between County Hall and Seatown Road Carpark

### Diversions

The topography and GPR surveys have flagged up a number of overhead telecom lines running directly above the SCC site from North Street to an existing telecom pole, located within the existing Executive Carpark. We are in liaison with EIRCOM to identify whether these cables are redundant and can be removed. It is currently assumed that they are live and will need to be diverted to below ground.

Additionally, a number of existing telecom cabinets and large access chambers located on Seatown Road have been identified (see Figure 6). These will require further investigation to confirm their status. These services are located adjacent to one of the main entrances of the proposed SCC building and therefore will require relocation (or removal, if redundant).

The location of overhead and below ground cables that have been identified as requiring diversion or removal are detailed on Max Fordham drawing *SCQ-ZZ-L00-DR-MXF-JJ-10101 – Existing Site Services Diversion*



*Figure 6 Telecom cabinets and access chambers on Seatown Road that require relocation, image taken from Google Maps*

## 1.6 Wayleaves Agreements and Easements

### Existing wayleaves/easements

We have submitted various applications for diversion works, as described above, and are awaiting feedback from the relevant utility companies. It is anticipated that once the applications are processed, the utility companies' legal departments may provide the bespoke details for the services on the site.

It is the responsibility of the landowner to consult with their legal department to retrieve any wayleave agreements they have in place on the site. These wayleaves are all bespoke legal agreements that are unique to each site and its owner, in agreement with the individual utility companies.

### New wayleaves/easements for new services

We have proposed various routes for new site services and have submitted applications for new connections with the relevant utility companies. We anticipate that new wayleaves for these works may need to be agreed.

It is the responsibility of the landowner to consult with their legal department to agree the conditions of the new wayleaves with the utility companies, to ensure safe space is provided to protect the service and access is maintained, as required by the utility companies.