

Utilities Infrastructure

9.23 An assessment of existing infrastructure has been undertaken to understand baseline conditions relating to electricity, gas, water and telecommunications.

Electricity

9.24 NIE has confirmed that a number of 11kv overhead lines cross the site as well as a 33kv overhead line. As the development proposal progresses to reserved matters stage discussions will continue with NIE to determine optimum solutions and diversions. It is however anticipated that any new NIE lines will run along the existing or proposed new roads within the proposed development to minimise environmental impacts.

Gas

9.25 Phoenix Gas has confirmed that they have existing services running along the Moira and Knockmore Roads. Firmus Gas has confirmed they do not have plant in the location and that Blaris lies outside of their license area.

Water

9.26 Confirmation of the location of existing NI water and foul mains has been received. There are foul mains to the east and west of the site and there are a number of water mains traversing the site.

9.27 A network capacity test has identified that the site can be connected to the existing 400mm diameter watermain located adjacent to the site. There is no requirement for reinforcement of the existing network to service this development.

9.28 Construction of the wider development will involve phased development overall a 15-20 year construction period. All of the internal road network will have appropriate NI Water apparatus installed to facilitate the requirements of the wider development.

Telecommunications

9.29 There are existing BT cables within the development area particularly along Blaris Road. The provision of telecommunications will generally be placed underground with ducts following the routes of the internal road network.

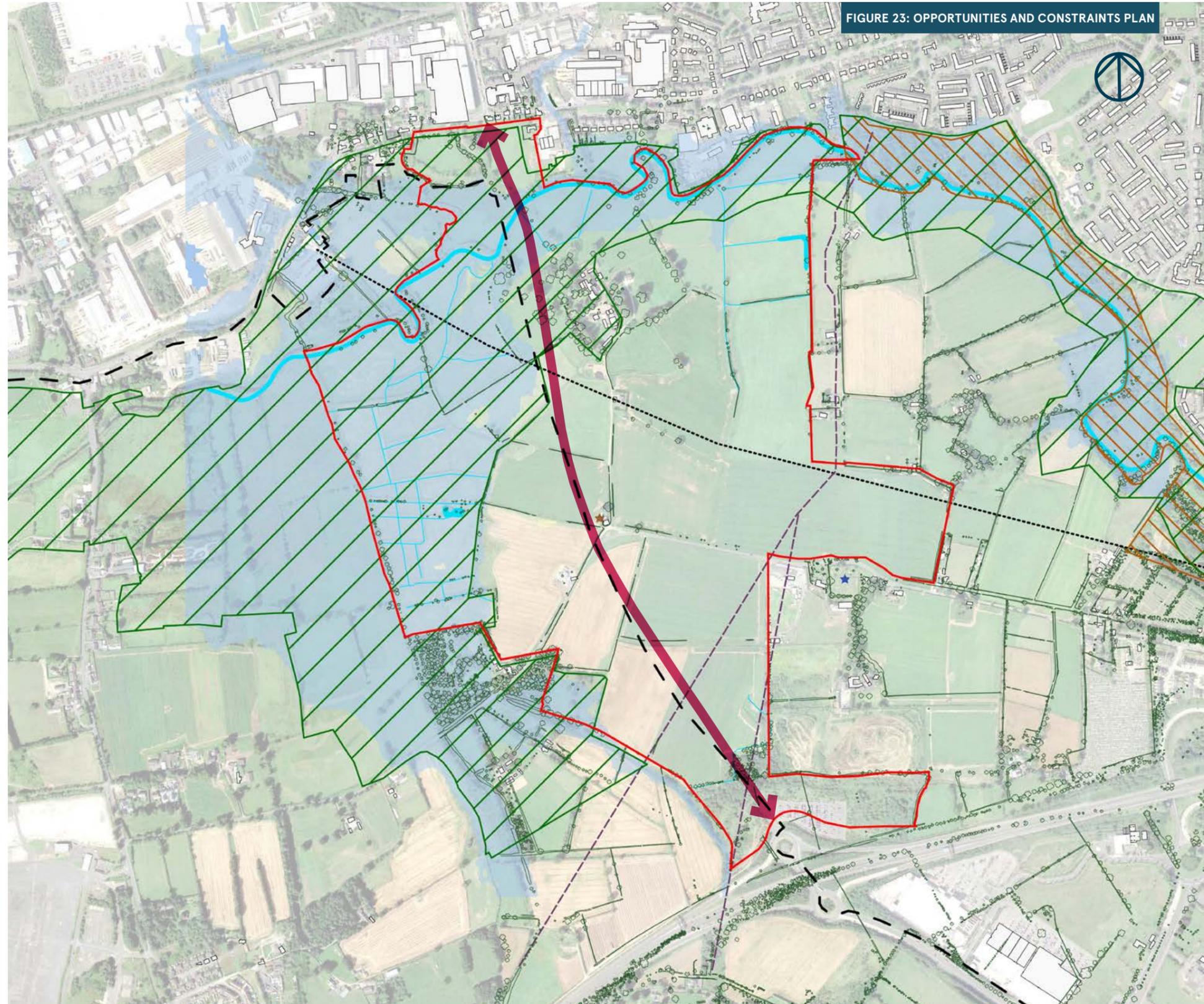


FIGURE 23: OPPORTUNITIES AND CONSTRAINTS PLAN