



Telecommunications Report

Cherry Orchard Point Residential Development, Phase 3

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Comments

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1. Introduction

This telecommunications report has been prepared by Waterman Moylan as part of the planning documentation for a proposed residential development at Cherry Orchard.

The proposed development on a site of c. 1.72 hectares, is located on lands at Cherry Orchard, Dublin 10 (known as Development Site 5: Barnville Site in the Park West Cherry Orchard Local Area Plan 2019). The proposed development will consist of the construction of a residential led mixed use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville pedestrian link connecting the Park West and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was approved permission in July 2024 (Bord. Ref: ABP-318607-23) and Phase 2 was approved in September 2025 (Bord. Ref: ABP-321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.

The proposed development (Total GFA of c. 28414 sq.m) involves construction of 312 no. residential apartments (c. 24557 sq.m), across 7 core blocks consisting of 4 to 10 storeys, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m GFA), and all ancillary and sundry accommodation (c. 2,417sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691.9 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, together with fruit trees and ornamental planting. The scheme also provides private open space is also provided for all residential units.

The proposed development will involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces, motorbike spaces and loading bays. The scheme includes a strategic Barnville pedestrian link to the south of the site connecting Barnville Park with Park west avenue and providing access to the railway station, along with 4no. pedestrian connections. These connections establish critical north–south permeability through the site and also integrate with Phases 1 and 2 of the Cherry Orchard Point scheme, along with all associated site access and development works.

The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, service connections, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play

equipment, boundary walls, attenuation area, green and blue roof systems, PV panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

This report identifies the telecommunications infrastructure that will be provided to serve the site.

2. Dublin City Council Telecoms Standards

The Dublin City Council “Guide to the Installation of Telecoms Infrastructure in Residential and Mixed-Use Developments” sets out the best practices regarding the construction of an internal optical networks in a new building and a Fibre-to-the-Home network within residential developments and also sets out the requirement for the developer to include a provision for mobile connectivity at the development.

Specifically the document suggest that a single network of cableways/containment/fibre cables are provided within the apartment blocks, from a central patch panel located at ground floor level, to each and every apartment in the apartment block. It is then proposed that each service provider

The utility providers (Eir/Virgin/Siro etc) would then be required to bring their trunk service into this panel which is then used to patch the service to each apartment. This theoretically will allow a single fibre network to be used within the block (from the patch panel to each dwelling) with the patch panel then allowing different providers to serve different apartments.

Waterman Moylan, on behalf of the LDA have made contact with the 3 aforementioned providers to discuss these requirements and while all providers are aware of the DCC standards, they do not yet have a have a technical offering that can comply fully with the aspirations of the standard.

Typically, developers make provision within their schemes to cater for the individual requirements of each of the telecom service providers. Generally at least 2 of the main 3 providers (Siro, Eir and Virgin Media) are catered for. This includes cable containment within risers and service voids and “micro-ducts” which allow the service providers to blow fibre cables through from the entry to the building all the way to each apartment. Space is also provided for any active equipment that each utility provider will require. The requirements of each provider vary to some degree, however the principle holds true for each provider.

While this “traditional” approach does not meet with DCCs requirements, it does ensure that all residents will have access to services from multiple fibre broadband providers. The LDA are committed to ensuring that this optionality is provided to all residents and are equally committed to working with broadband providers and with DCC to reaching a solution for the Cherry Orchard scheme that is acceptable to all parties.

3. Existing & Proposed Utilities

3.1 Siro (via ESB Networks)

ESB Networks have been contacted and an existing ESB network map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is extensive ESB Networks infrastructure in the vicinity of the site and it is expected that there will be sufficient capacity to cater for this new development.

Siro Broadband is a joint venture between ESB Networks and Vodafone which utilises the existing ESB duct infrastructure to serve residential properties.

A formal application cannot be made at this stage but will be made as soon as the planning permission is granted and it is expected that Siro “Fibre to the Home” broadband will be available for the site. The Siro infrastructure will allow for multiple broadband providers.

3.2 Openeir

Openeir have been contacted and an existing Openeir map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is existing Openeir Networks infrastructure in the vicinity of the site which has the capacity to cater for this new development.

A formal application cannot be made at this stage but will be made as soon as the planning permission is granted and it is expected that Eir “Fibre to the Home” broadband will be available for the site. The Openeir infrastructure will allow for multiple broadband providers.

3.3 Virgin Media

Virgin Media have been contacted and an existing Virgin Media map for the area surrounding the proposed development has been obtained. Refer to Appendix A.

There is existing Virgin Media Networks infrastructure in the vicinity of the site which has the capacity to cater for this new development.

A formal application cannot be made at this stage but will be made as soon as the planning permission is granted and it is expected that Virgin Media “Fibre to the Home” broadband will be available for the site.

4. Microwave Telecommunication Channels

The proposed development at Cherry Orchard Point has been reviewed to determine the possible impact on existing microwave telecommunications channels. There are a number of existing masts in the vicinity of the site, as shown in the image below:

Clondalkin Industrial Estate, Pole Mounted near eastern boundary of estate

Parkwest Avenue, on Aspect Hotel Building

The height of the proposed development is such that it could impact on some existing telecommunication channels however it is predicted that telecoms providers will be able to reconfigure their signal mapping to mitigate any impacts the proposed development may have.

Provision can be made in the proposed development for the inclusion of microwave repeater / “hop-site” that can be utilised if an existing microwave link is found to be impacted by the development. A more complete analysis will be conducted during the detailed design stage and, if required, a specialist consultant will be appointed to liaise with the design team and with the telecoms operators to ensure that any impacts are addressed and mitigated.



Telecoms Providers masts in the vicinity of the subject site (Source: Comreg Site Viewer)

Appendix A – Existing Utility Maps

UK and Ireland Office Locations



