

Ray Price – Senior Projects Manager
Ronan Group Real Estate
Treasury Building,
Lower Grand Canal Street,
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By email

30 July 2019

Cc: **Mary Mac Mahon - John Spain Associates; Stephanie Byrne - John Spain Associates**

RE: An Bord Pleanála – Submission Spencer North

Dear Sirs,

It has been requested that Independent Site Management ('ISM'), in its capacity as a specialist property telecom consultant acting on behalf of the Ronan Group Real Estate ('RGRE'), to review and assess that the proposal being made by RGRE within its submission to An Bord Pleanála ('ABP'), that it allows for the retention of important telecommunication channels such as microwave links.

ISM has reviewed both the proposed development by RGRE, (hereinafter referred to as "Spencer North"), and the immediate surrounding registered and documented telecommunication sites, and based on the aforementioned information, can conclude that the additional height being sought by RGRE for Spencer North, does not impact current microwave or telecommunication channels.

Notwithstanding, the proposed development is being designed, employing ISM's background and speciality in this area, with specific intent to be in a position to mitigate any such disruption to the telecommunication channels that might or could arise in the event that the additional height requirement being sought for Spencer North effects any unknown or future telecommunication channels.

ABP should note that Kilmore House, Park Lane, Spencer Dock Dublin 1, a building within the RGRE Portfolio has currently installed a new mobile base station site for Three Ireland, and the building itself can further provide mitigating infrastructure in the unlikely event that the measures being made in the design for Spencer North be insufficient in any regard.

ISM has set out a brief explanation of our analysis in Appendix 1 attached hereto.

INDEPENDENT SITE MANAGEMENT

ISM is a specialized property consultant and asset manager that provides telecommunication consultancy and services to developers and property owners. ISM works closely with all providers of wireless and fixed line telecommunication services to bridge their infrastructure requirements with that of private and public development. ISM has successfully been providing this service in Ireland for the past 20 years.

Yours Faithfully,



Christopher Plockelman
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APPENDIX I

FIGURE 1 – Wireless Telecommunication Sites within the immediate vicinity of Spencer North

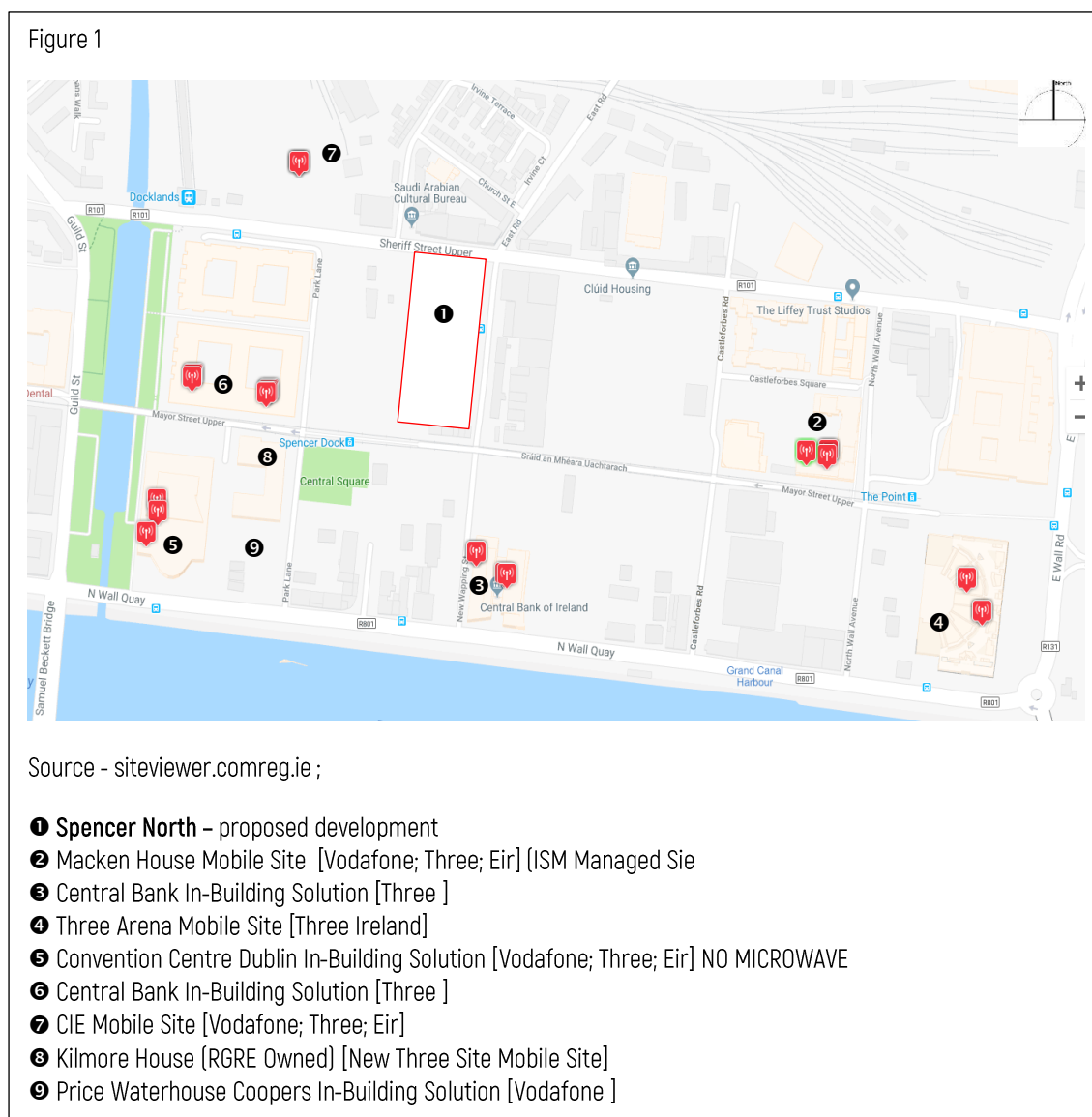


FIGURE 2 – Current Microwave Channels (Link Analysis)

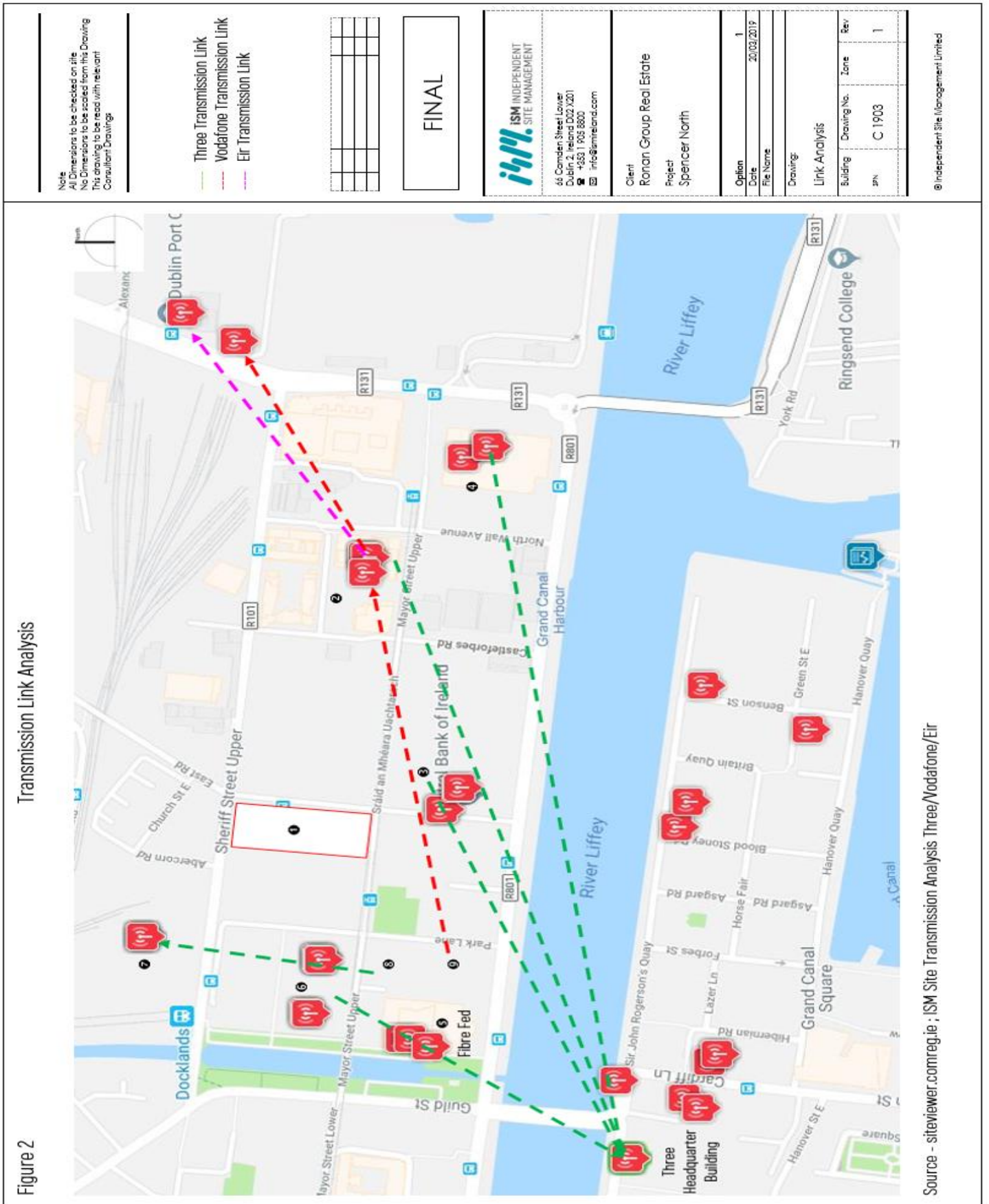


FIGURE 3 – Design Locations for Potential Mitigating Link Dishes (subject to planning permission)

