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By email

07 January 2020

Cc:

RE: An Bord Pleanála – Submission Parkgate Street Development

Dear Sirs,

It has been requested that Independent Site Management ('ISM'), in its capacity as a specialist property telecom consultant, acting on behalf of Ruirside Developments Limited ('RDL'), review and assess the proposal being made by RDL 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 RDL, (hereinafter referred to as "Parkgate Street"), and the immediate surrounding registered and documented telecommunication sites, and based on the aforementioned information, can conclude that the height and scale being sought by RDL for the Parkgate Street development, will have an impact on a current microwave telecommunication channel.

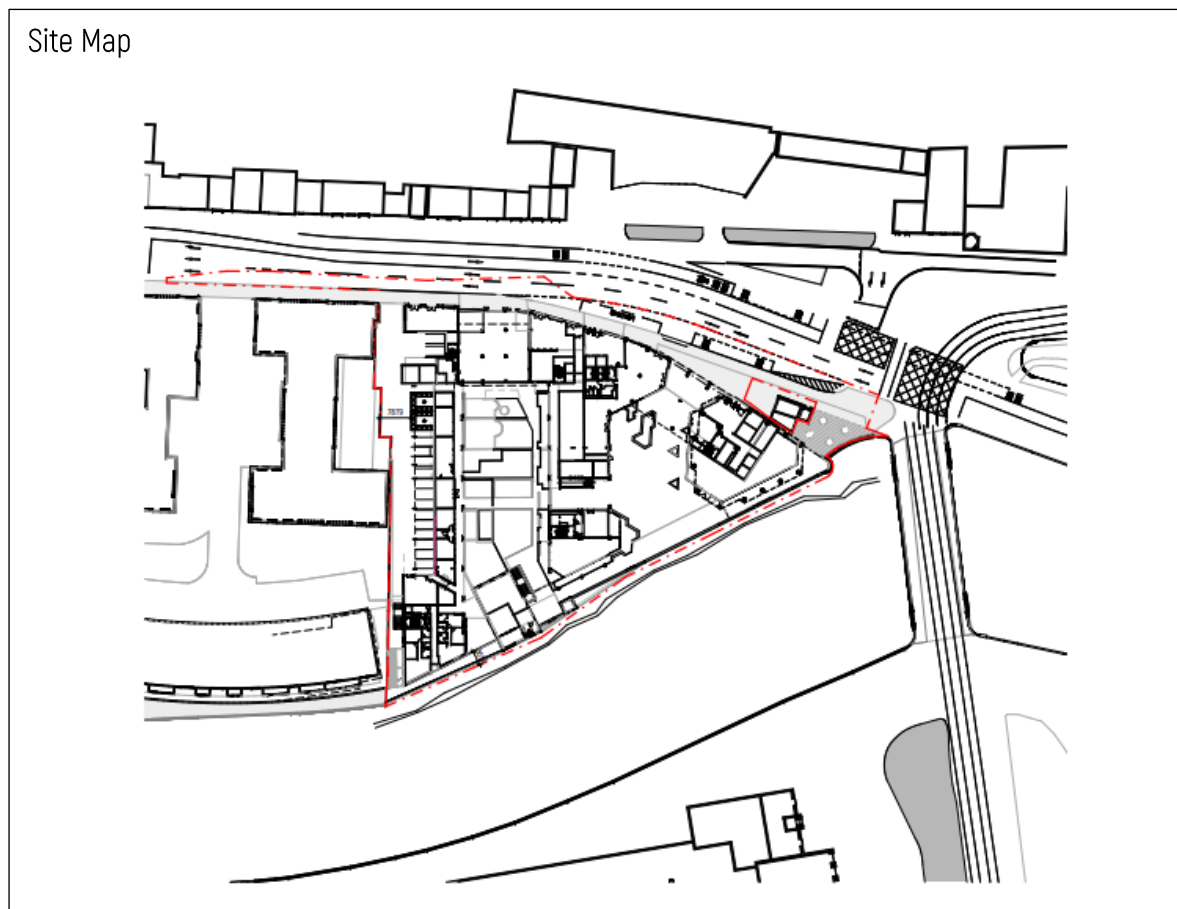
Notwithstanding, the proposed development is being designed, employing ISM's background and speciality in this area, with specific intent to be in a position to mitigate any such disruption to these telecommunication channels as well as with any unknown, or future telecommunication channels.

ABP should note that the closest multiple telecommunication operator site located at the Guinness Flaking Plant (112 James Street, Dublin 8), is currently managed by ISM and it has installed mobile base station sites for Three Ireland, Vodafone Ireland, & Eir. The building itself has ample capacity and willingness to provide mitigating infrastructure in the unlikely event that the measures being made in the design for Parkgate Street, be insufficient in any regard.

PARKGATE STREET DEVELOPMENT – 42A PARKGATE STREET, DUBLIN 8

The development is a mixed use residential and commercial scheme comprising build to rent residential units with associated residential amenities and facilities, commercial office and café/ restaurant floor space. A new public square is provided, along with a public riverside walk and private amenity courtyard. 481 no. residential units with 3698 sqm commercial office space, 214 sqm retail and 444 sqm café/ restaurant space is proposed. The development will be characterised by a landmark 29 storey tower on the eastern corner of the site. The Site Coverage of the proposed development is approximately 42% (based upon entire site area), and the Plot Ratio of the proposed development is 5.8. The new development elements will range in height from 8 to 29 storeys, with each block in the development broken down as follows:

- **Block A:** 29 storeys. Comprising café/restaurant, retail and resident's amenity at ground floor and mezzanine level, 160 No. residential units from first floor to 27th floor inclusive.
- **Block B1:** 8 – 13 storeys. Comprising café/ restaurant at ground floor level, resident's amenity areas and 141 No. residential units, from mezzanine level to 11th storey inclusive.
- **Block C1 / C2 and C3:** 8-11 storeys. 180 No. residential units, from mezzanine level to 9th storey inclusive.



FINDINGS

ISM has identified 2 No. telecommunication channels that will potentially be effected by the height and scale of the Parkgate Street Development. Both are microwave link dishes installed by both Three and Vodafone on the Criminal Court of Justice to serve their indoor mobile solutions.

The impact of the development on the aforementioned microwave link dishes will likely occur during the construction period. At this stage in the development process, Vodafone and Three will re-align the identified microwave links to new hop sites. In the unlikely event that Parkgate Street continues to impact on existing or new microwave channels, RDL is committed to assisting in mitigating the issues as illustrated in the appendices accompanying this document.

INDEPENDENT SITE MANAGEMENT

ISM is a specialised 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.

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

Encl. Appendices Figure 1 Figure 2 Figure 3

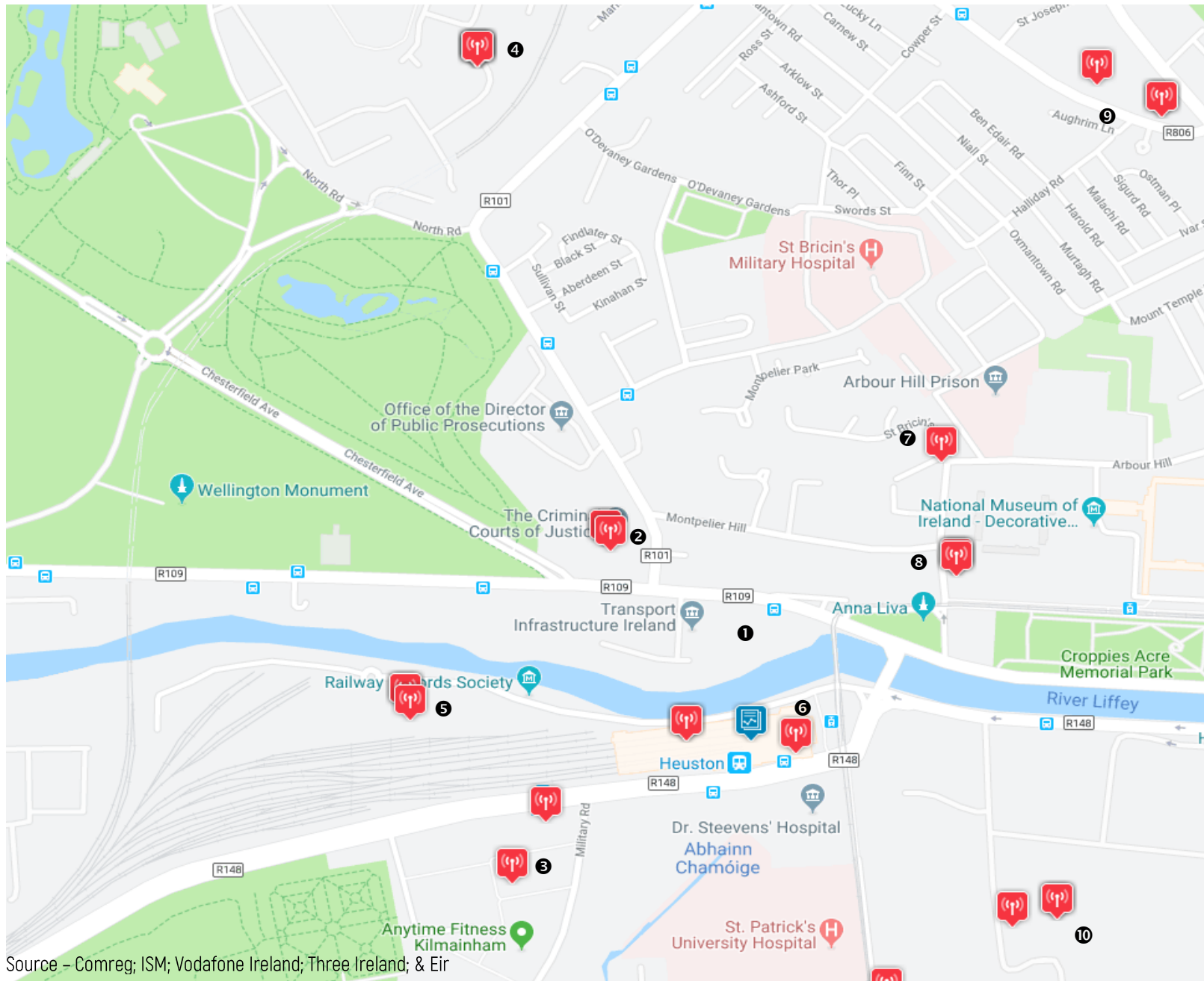
Yours Faithfully,



Christopher Plockelman
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Figure 1

Area Telecommunication Site Analysis



Source - Comreg; ISM; Vodafone Ireland; Three Ireland; & Eir

Note
 All Dimensions to be checked on site
 No Dimensions to be scaled from this Drawing
 This drawing to be read with relevant
 Consultant Drawings

- 1 Proposed Development
- 2 Criminal Justice
- 3 Eir HQ
- 4 Garda Headquarters
- 5 Irish Rail
- 6 Heuston Station
- 7 Arbour Terrace
- 8 Temple Street West
- 9 Motor Parts
- 10 Guinness Flaking Plant

FINAL



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 info@ismireland.com

Client
 Ruirside Developments Limited
 Project
 Parkgate Street

Option	1
Date	07/01/2020
File Name	Parkgate Street

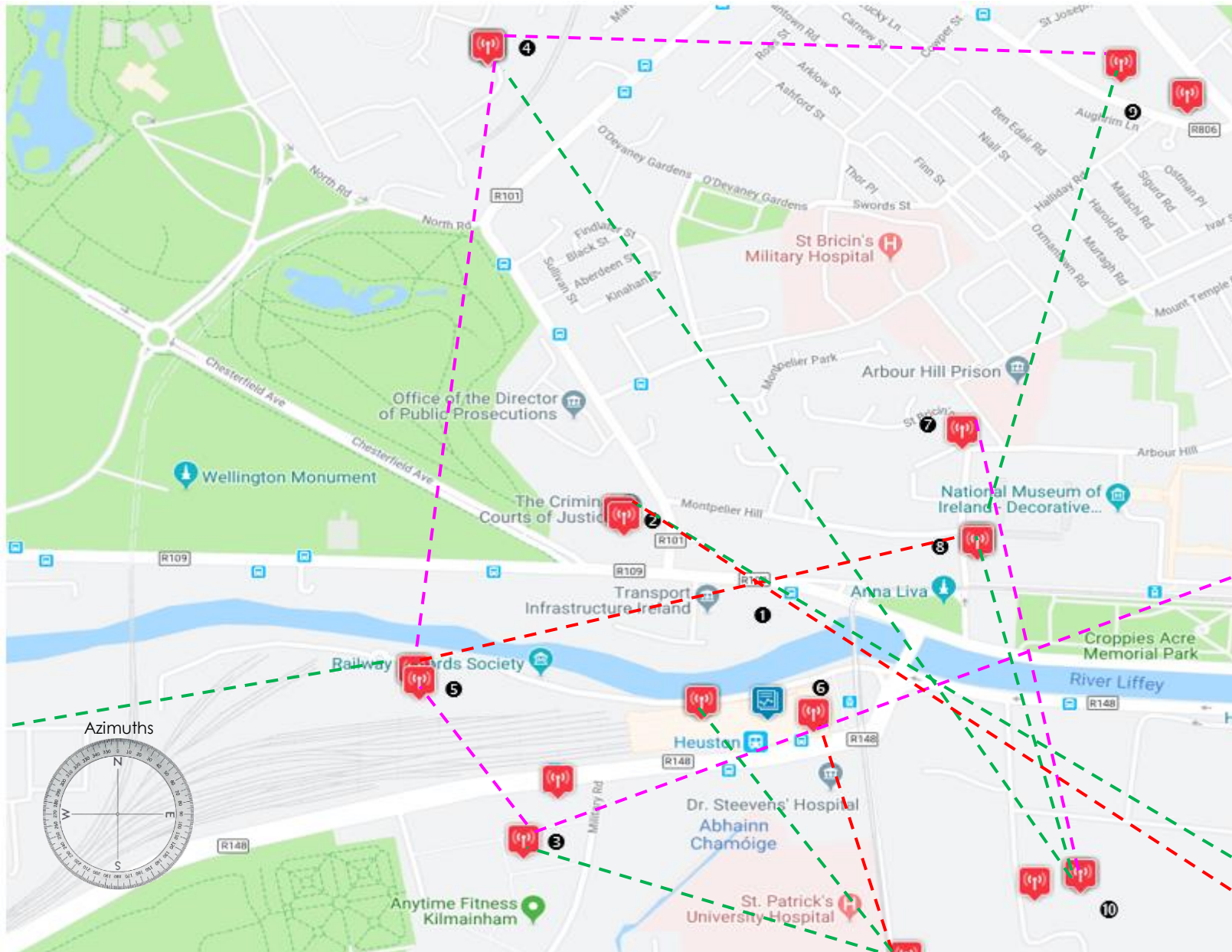
Drawing:
 Area Site Analysis

Building	Drawing No.	Zone	Rev
SPN	J 0910		1

Figure 2

Transmission Link Analysis

Source – Comreg; ISM; Vodafone Ireland; Three Ireland; & Eir



Note
 All Dimensions to be checked on site
 No Dimensions to be scaled from this Drawing
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- Three Transmission Link
- Vodafone Transmission Link
- Eir Transmission Link

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ism INDEPENDENT
 SITE MANAGEMENT

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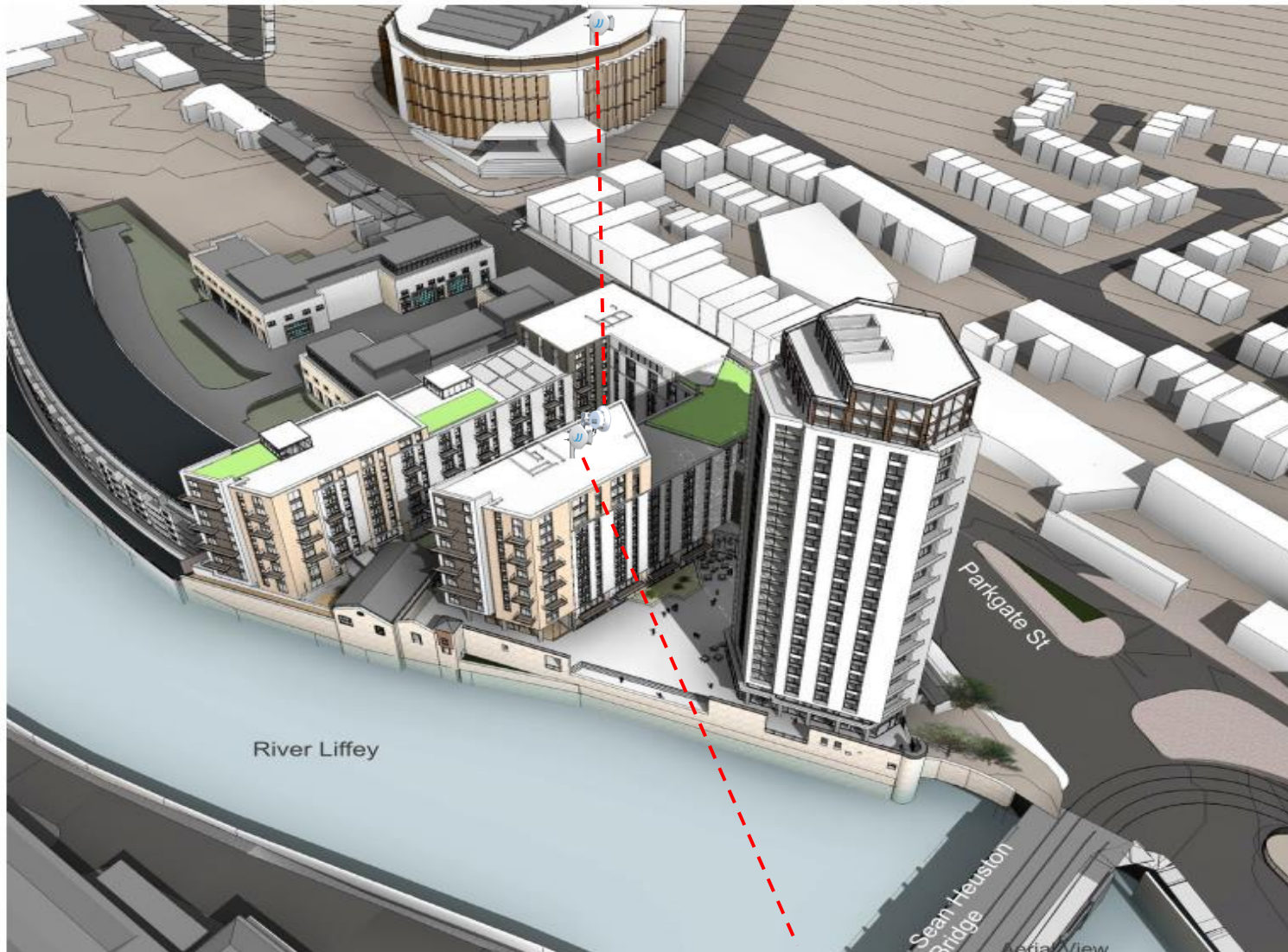
Drawing:			
Link Analysis			
Building	Drawing No.	Zone	Rev
	J 0910		1

Figure 3

Mitigating Measures

EXAMPLE

The building will be designed so that in the event that a microwave transmission link is required or obstructed by the elevation then the roof can support what is commonly referred to as a hop site. See below **example**.



Note
All Dimensions to be checked on site
No Dimensions to be scaled from this Drawing
This drawing to be read with relevant
Consultant Drawings

Typical Installation



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Drawing:
Mitigation Measures

Building	Drawing No.	Zone	Rev
	J 0910		1