



## Telecommunications Report

Cherry Orchard Residential Development.

October 2023

**Waterman Moylan Consulting Engineers Limited**

Block S Eastpoint Business Park, Alfie Byrne Road, Dublin D03 H3F4  
[www.waterman-moylan.ie](http://www.waterman-moylan.ie)



**Client Name:** The Land Development Agency  
**Document Reference:** 22-011.r005  
**Project Number:** 22-011

## Quality Assurance – Approval Status

This document has been prepared and checked in accordance with  
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015)

<b>Issue</b>	<b>Date</b>	<b>Prepared by</b>	<b>Checked by</b>	<b>Approved by</b>
1	16-02-23	N. Coughlan	K. Farrell	
2	23-08-23	N. Coughlan	K. Farrell	N. Coughlan
3	18-10-23	N. Coughlan	K. Farrell	N. Coughlan

## Comments

---

**Disclaimer**

This report has been prepared by Waterman Moylan, with all reasonable skill, care and diligence within the terms of the Contract with the Client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the Client.

We disclaim any responsibility to the Client and others in respect of any matters outside the scope of the above.

This report is confidential to the Client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

**Content**

- Appendix A – Existing Utility Maps .....5**
- 1. Introduction .....1**
- 2. Existing & Proposed Utilities .....2**
  - 2.1 Siro (via ESB Networks) .....2
  - 2.2 Openeir .....2
  - 2.3 Virgin Media .....2
- 3. Microwave Telecommunication Channels .....3**
- Appendix A – Existing Utility Maps .....4**

**Appendix A – Existing Utility Maps**

## 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 (GFA of c. 66,399sqm) involves the construction of a residential led mixed use scheme across 16 blocks contained within 9 buildings ranging in height from 4 to 15 storeys. The development includes the provision of 708no. residential apartments comprising 547no. cost rental and 161no. social / affordable units (28no. studio units, 263no. one-bed units, 368no. two-bed units and 49no. three-bed units, together with a convenience retail supermarket (2,523sq.m GFA), 7no. retail / commercial units (totalling 373sq,m GFA), community, arts and cultural spaces delivered across 13no. community and arts / cultural units (totalling 1,222sq.m GFA), and associated external events space and community gardens (1,157sq.m) and a childcare facility (672sq.m GFA) with associated external playing space (200sq.m) and all ancillary accommodation including sub stations, plant, refuse stores, cycle stores, and metre / comms rooms. The proposed development also includes the provision of landscaped public open space of 6,123 sq. m. including a public plaza, play space, outdoor fitness trail, communal amenity space of 5,596 sq. m. Private open space for the apartment units is achieved through the provision of balconies or terraces for all individual apartments.

The proposed development will also involve the provision of sufficient car parking (including accessible car parking) and bicycle parking spaces at undercroft and surface level throughout the development. The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, ESB substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, comms room, bin storage, bicycle stores, green roofs, hard and soft landscaping, play equipment, attenuation area, green and blue infrastructure including green roofs, PV panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply. Please refer to the statutory notices for full and complete description of the proposed development

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

## **2. Existing & Proposed Utilities**

### **2.1 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.

### **2.2 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.

### **2.3 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.

### 3. Microwave Telecommunication Channels

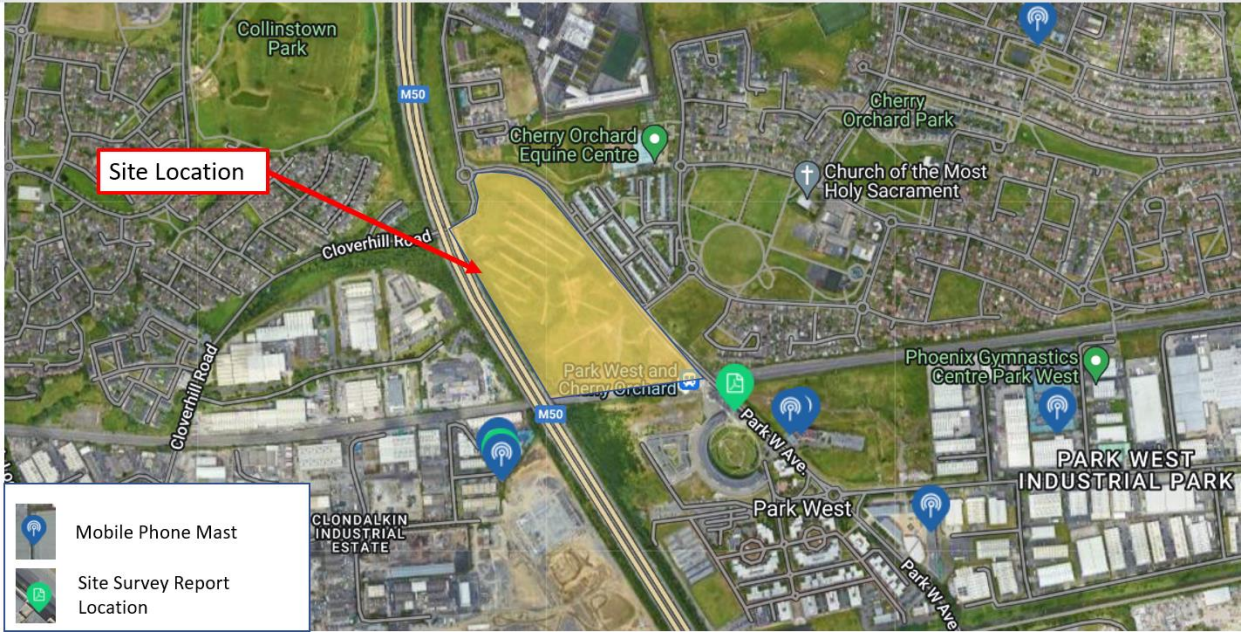
The proposed development at Cherry Orchard has been reviewed to determine the possible impact on existing microwave telecommunications channels. There are a number of existing masts in the vicinity of the site, as shown in the image below:

Clondalkin Industrial Estate, Pole Mounted near eastern boundary of estate

Parkwest Avenue, on Aspect Hotel Building

The height of elements 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 will 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**





TITLE:  
20220421-065\_A0

COLOUR CODE:	
BLACK	- 38KV & HIGHER VOLTAGE OVERHEAD LINES
GREEN	- MV(10KV/20KV) OVERHEAD LINES
BLUE	- LV (400V/230V) OVERHEAD LINES
CYAN	- 38KV & HIGHER VOLTAGE UNDERGROUND CABLE ROUTES
RED	- MV/LV (10KV/20KV/400V/230V) UNDERGROUND CABLE ROUTES

DATE: 21-Apr-2022

\*\* SCALE: 1:2000

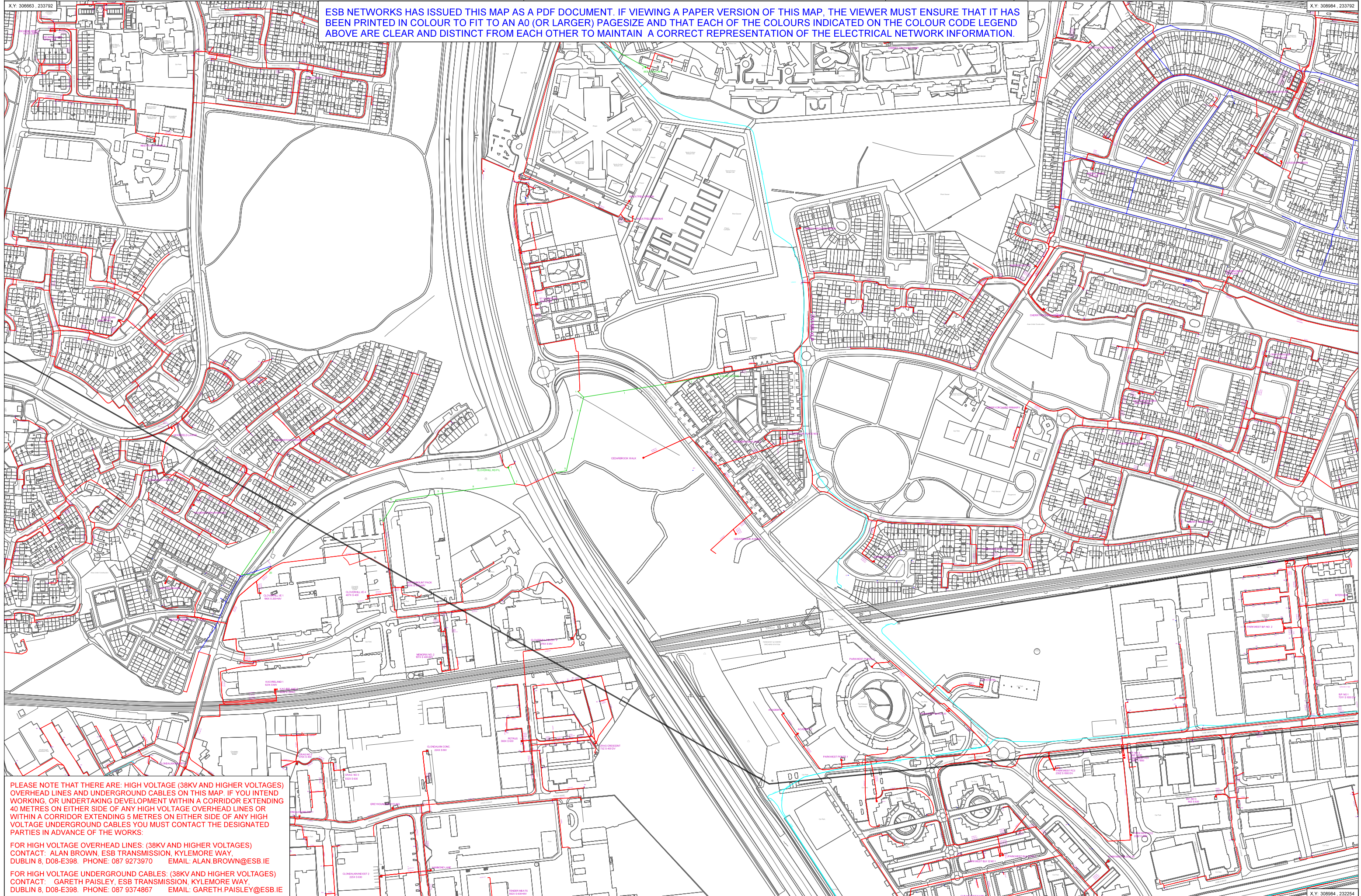
\*\* SCALE WHEN PRINTED ON AN A0 PAGE  
XY COORDINATES DISPLAYED IN IRISH GRID COORDINATE SYSTEM

Maps reproduced by permission:  
Ordnance Survey Ireland Licence No. EN0002230  
Copyright Ordnance Survey Ireland Government of Ireland

**WARNING**

THIS MAP INDICATES THE APPROXIMATE LOCATION OF ESB TRANSMISSION (400KV, 220KV, 110KV, 38KV) AND DISTRIBUTION (20KV, 10KV, 230V/400V) UNDERGROUND CABLES AND OVERHEAD LINES IN THE GENERAL AREA OF THE PROPOSED WORKS. ESB NETWORKS TAKES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE MAP. IT IS THE USER'S RESPONSIBILITY TO INDEPENDENTLY VERIFY THE INFORMATION AND THE LOCATION OF UNDERGROUND CABLES AND OVERHEAD LINES. LOW VOLTAGE (230V/400V) SERVICE CABLES (E.G. HOUSE SERVICES, FACTORY/SHOP SERVICES, PUBLIC LIGHTING LAMP SERVICES, ETC) ARE NOT INCLUDED BUT THEIR PRESENCE SHOULD BE ANTICIPATED. THE DEPTHS OF UNDERGROUND CABLES MUST NEVER BE ASSUMED. ADDITIONAL MORE DETAILED INFORMATION IS AVAILABLE FOR HIGH VOLTAGE TRANSMISSION UNDERGROUND CABLES (38KV, 110KV, 220KV, 400KV) FROM THE LOCAL ESB NETWORKS TRANSMISSION REPRESENTATIVE - SEE ATTACHED LIST FOR CONTACT DETAILS OR CALL 1800 372 757. NO WORK SHOULD BE CARRIED OUT IN THE VICINITY OF 38KV OR HIGHER VOLTAGE UNDERGROUND CABLES WITHOUT PRIOR CONSULTATION WITH ESB NETWORKS. BEFORE ANY MECHANICAL EXCAVATION IS UNDERTAKEN, THE ACTUAL LOCATION OF ALL UNDERGROUND ELECTRICITY CABLES MUST BE ESTABLISHED AND VERIFIED ON THE SITE USING: (A) UP-TO-DATE MAP RECORDS; (B) CABLE LOCATOR EQUIPMENT OPERATED IN BOTH POWER AND RADIO MODES; (C) CAREFUL HAND DIGGING OF TRIAL HOLES USING SAFE DIGGING PRACTICE. REFER ALSO TO HSA CODE OF PRACTICE FOR AVOIDING DANGER FROM UNDERGROUND SERVICES. ESB TAKES NO RESPONSIBILITY FOR AND SHALL BEAR NO LIABILITY, HOWSOEVER ARISING, IN RELATION TO ANY DAMAGE, INJURY/DEATH OR LOSS OF SUPPLY AS A RESULT OF DAMAGE OR INTERFERENCE WITH ITS NETWORKS.

ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A0 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN A CORRECT REPRESENTATION OF THE ELECTRICAL NETWORK INFORMATION.

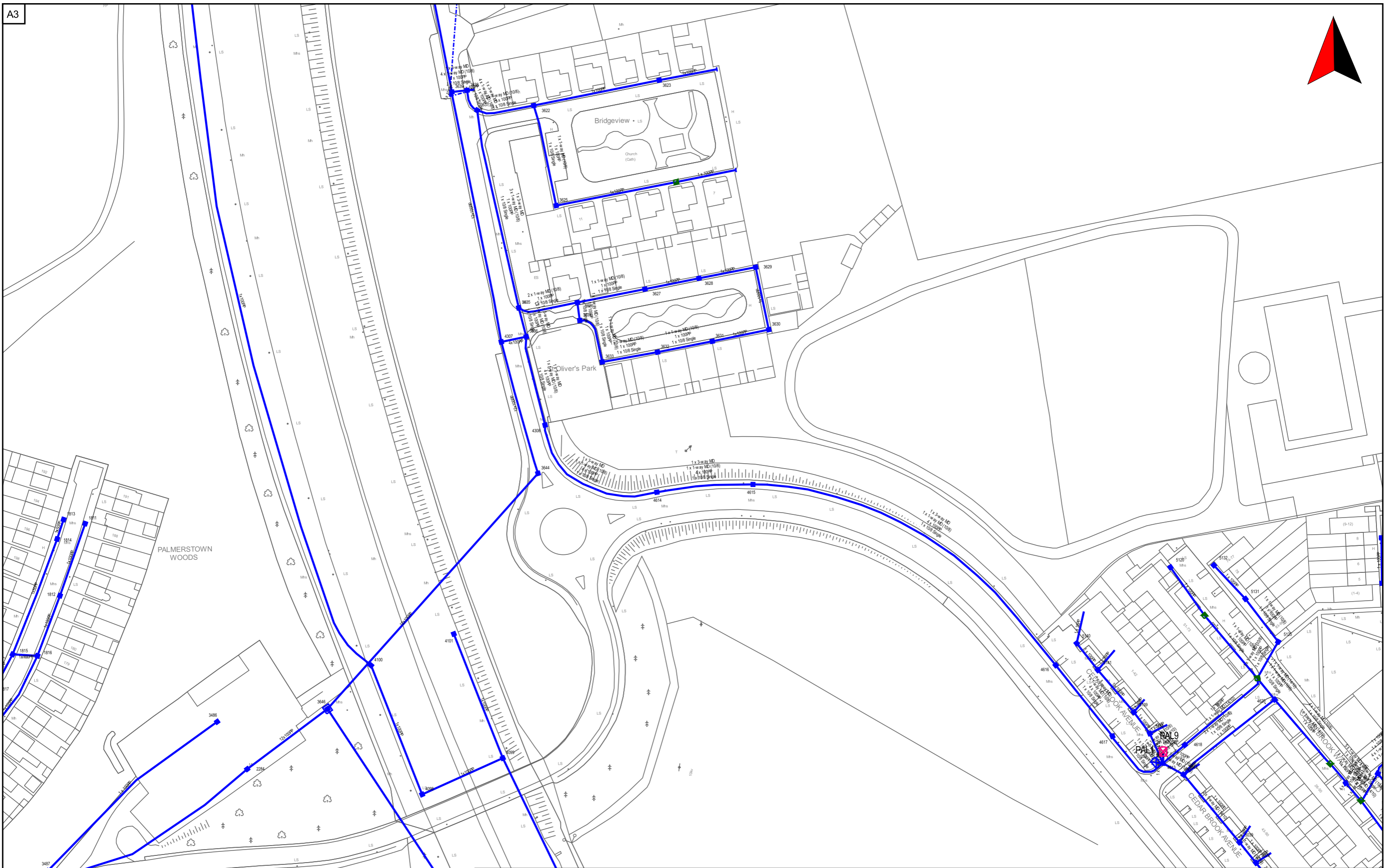


PLEASE NOTE THAT THERE ARE: HIGH VOLTAGE (38KV AND HIGHER VOLTAGES) OVERHEAD LINES AND UNDERGROUND CABLES ON THIS MAP. IF YOU INTEND WORKING, OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE UNDERGROUND CABLES YOU MUST CONTACT THE DESIGNATED PARTIES IN ADVANCE OF THE WORKS:

FOR HIGH VOLTAGE OVERHEAD LINES: (38KV AND HIGHER VOLTAGES)  
CONTACT: ALAN BROWN, ESB TRANSMISSION, KYLEMORE WAY,  
DUBLIN 8, D08-E398. PHONE: 087 9273970 EMAIL: ALAN.BROWN@ESB.IE

FOR HIGH VOLTAGE UNDERGROUND CABLES: (38KV AND HIGHER VOLTAGES)  
CONTACT: GARETH PAISLEY, ESB TRANSMISSION, KYLEMORE WAY,  
DUBLIN 8, D08-E398. PHONE: 087 9374867 EMAIL: GARETH.PAISLEY@ESB.IE





open eir Civil Engineering Infrastructure Service

Scale: 1:1500

Irish National Grid Co-Ordinates  
Centre XY: 307645 m, 233175 m

Date  
25/04/2022

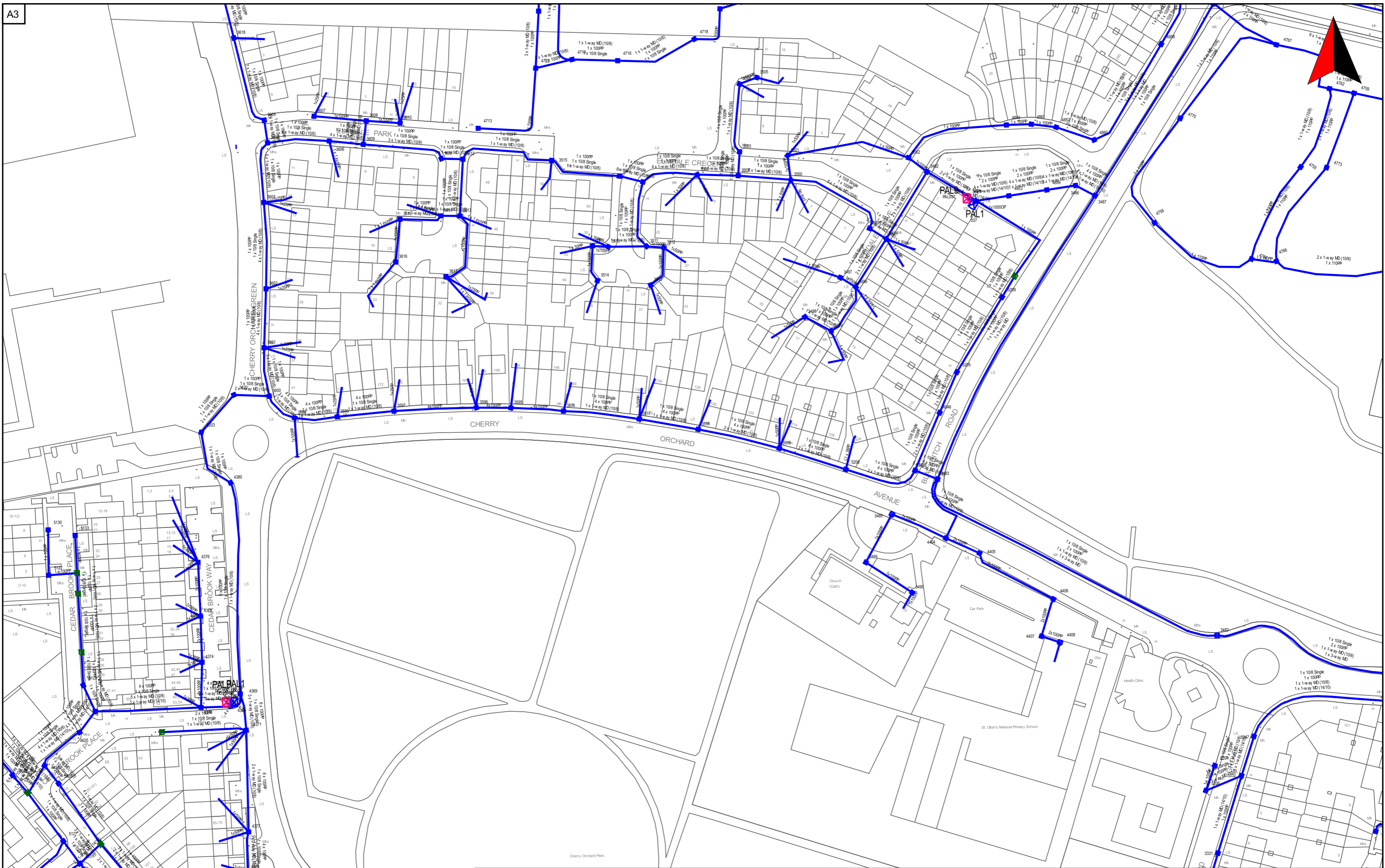
Smallworld  
Powered by GE



Ordnance Survey Ireland Licence No EN 0007904  
Copyright Ordnance Survey Ireland and Government of Ireland

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF open eir. THE DRAWING MAY NOT BE PHOTOCOPIED OR REPRODUCED IN ANY WAY.

THE INFORMATION GIVEN IS COMPILED FROM PASSIVE ACCESS RECORDS AND IS BELIEVED TO BE CORRECT. THERE MAY, HOWEVER, BE DEPARTURES FROM THE COURSE(S) AND DEPTH(S) SHOWN OR INDICATED. THERE MAY ALSO BE ITEMS OF open eir INFRASTRUCTURE OF WHICH NO RECORDS IS HELD. THE INFORMATION IS GIVEN WITHOUT PREJUDICE TO THE LEGAL RIGHTS OF open eir TO COMPENSATION SHOULD open eir INFRASTRUCTURE BE DAMAGED.



open eir Civil Engineering Infrastructure Service

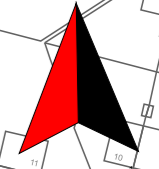
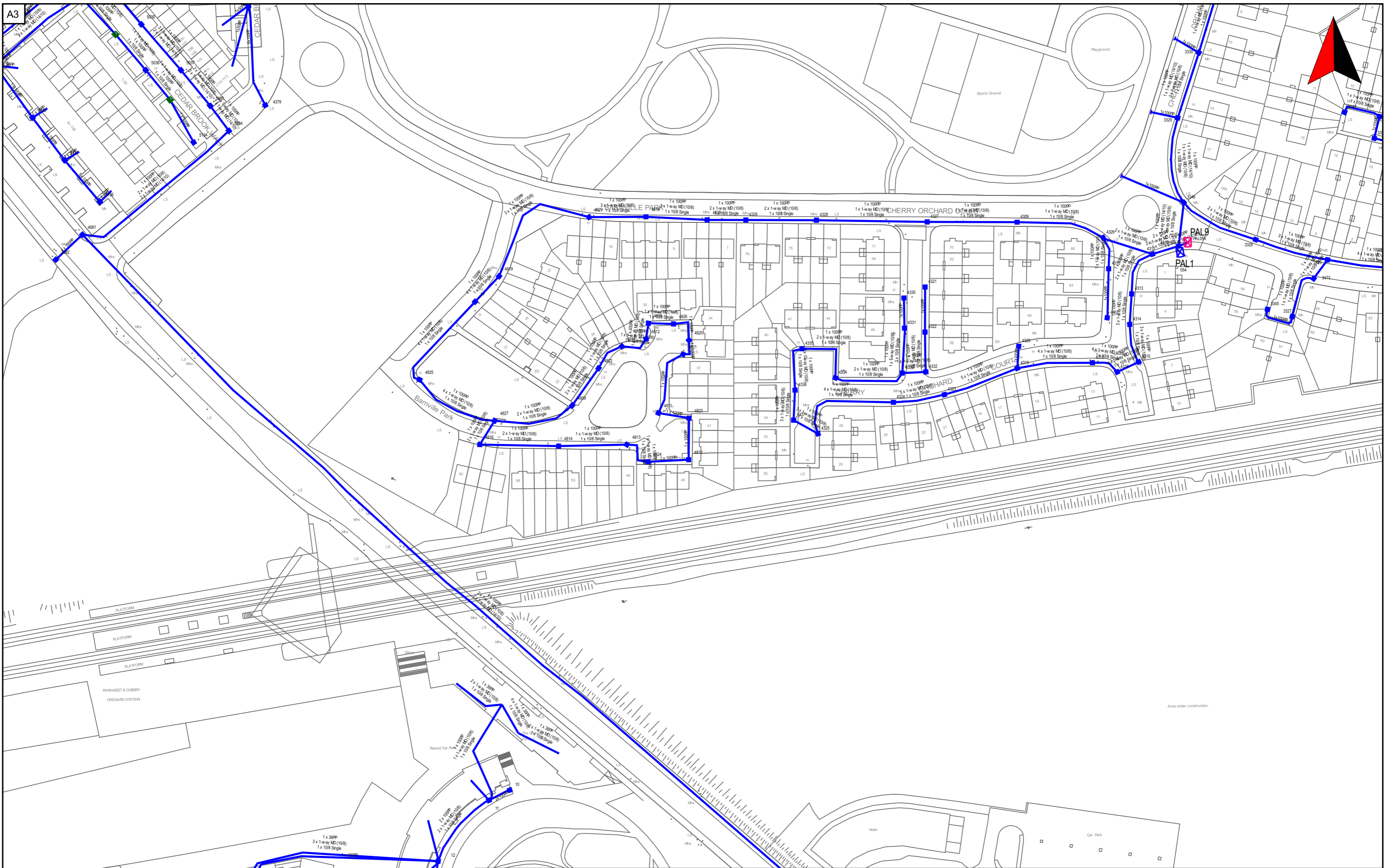
Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 308233 m, 233161 m
Date 25/04/2022	Smallworld Powered by GE



THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF open eir. THE DRAWING MAY NOT BE PHOTOCOPIED OR REPRODUCED IN ANY WAY.

THE INFORMATION GIVEN IS COMPILED FROM PASSIVE ACCESS RECORDS AND IS BELIEVED TO BE CORRECT. THERE MAY, HOWEVER, BE DEPARTURES FROM THE COURSE(S) AND DEPTH(S) SHOWN OR INDICATED. THERE MAY ALSO BE ITEMS OF open eir INFRASTRUCTURE OF WHICH NO RECORDS IS HELD. THE INFORMATION IS GIVEN WITHOUT PREJUDICE TO THE LEGAL RIGHTS OF open eir TO COMPENSATION SHOULD open eir INFRASTRUCTURE BE DAMAGED.





open eir Civil Engineering Infrastructure Service

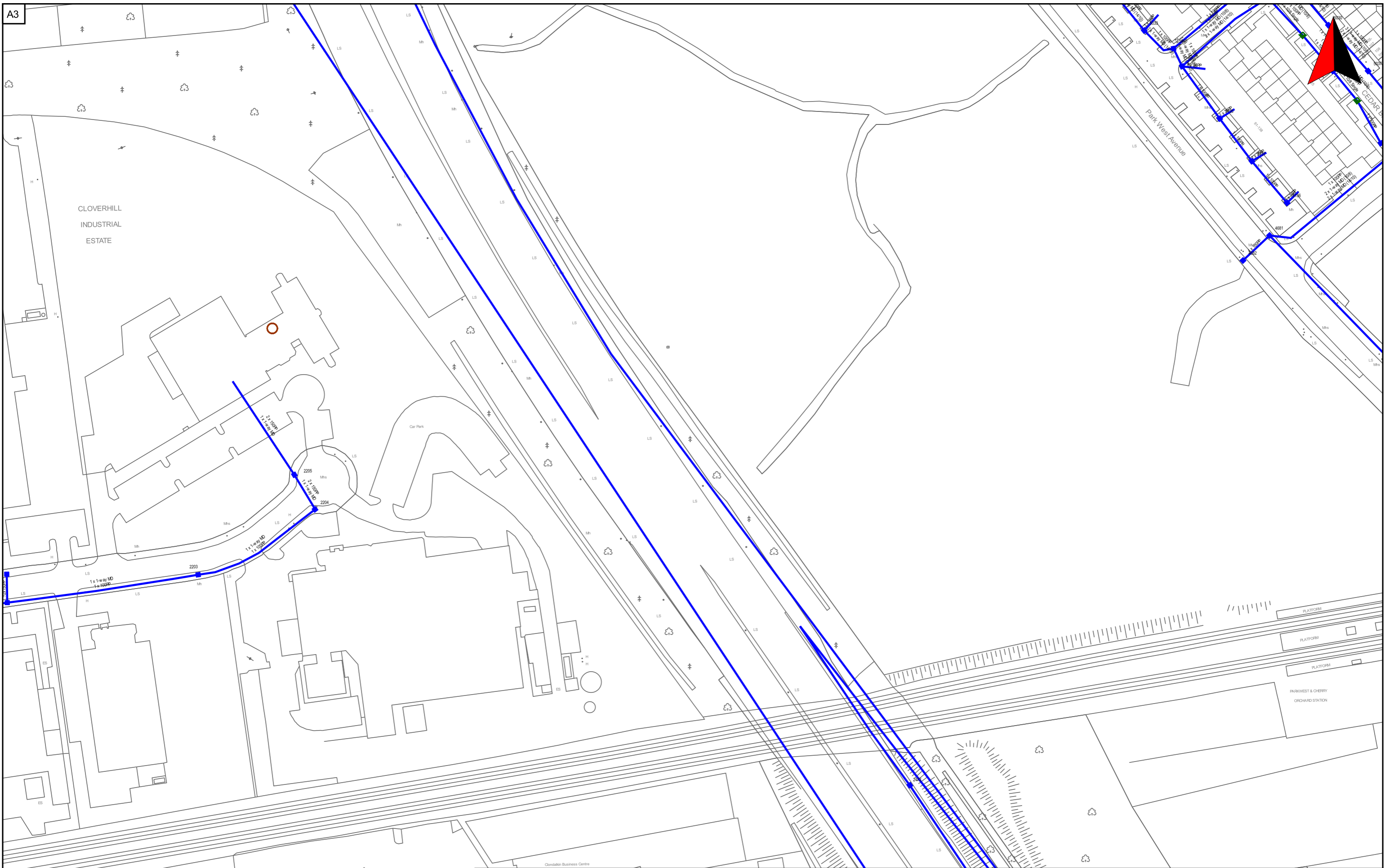
Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 308226 m, 232778 m
Date 25/04/2022	Smallworld Powered by GE



Ordnance Survey Ireland Licence No EN 0007904  
Copyright Ordnance Survey Ireland and Government of Ireland

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF open eir. THE DRAWING MAY NOT BE PHOTOCOPIED OR REPRODUCED IN ANY WAY.

THE INFORMATION GIVEN IS COMPILED FROM PASSIVE ACCESS RECORDS AND IS BELIEVED TO BE CORRECT. THERE MAY, HOWEVER, BE DEPARTURES FROM THE COURSE(S) AND DEPTH(S) SHOWN OR INDICATED. THERE MAY ALSO BE ITEMS OF open eir INFRASTRUCTURE OF WHICH NO RECORDS IS HELD. THE INFORMATION IS GIVEN WITHOUT PREJUDICE TO THE LEGAL RIGHTS OF open eir TO COMPENSATION SHOULD open eir INFRASTRUCTURE BE DAMAGED.



open eir Civil Engineering Infrastructure Service

Scale: 1:1500	Irish National Grid Co-Ordinates Centre XY: 307702 m, 232788 m
Date 25/04/2022	Smallworld Powered by GE

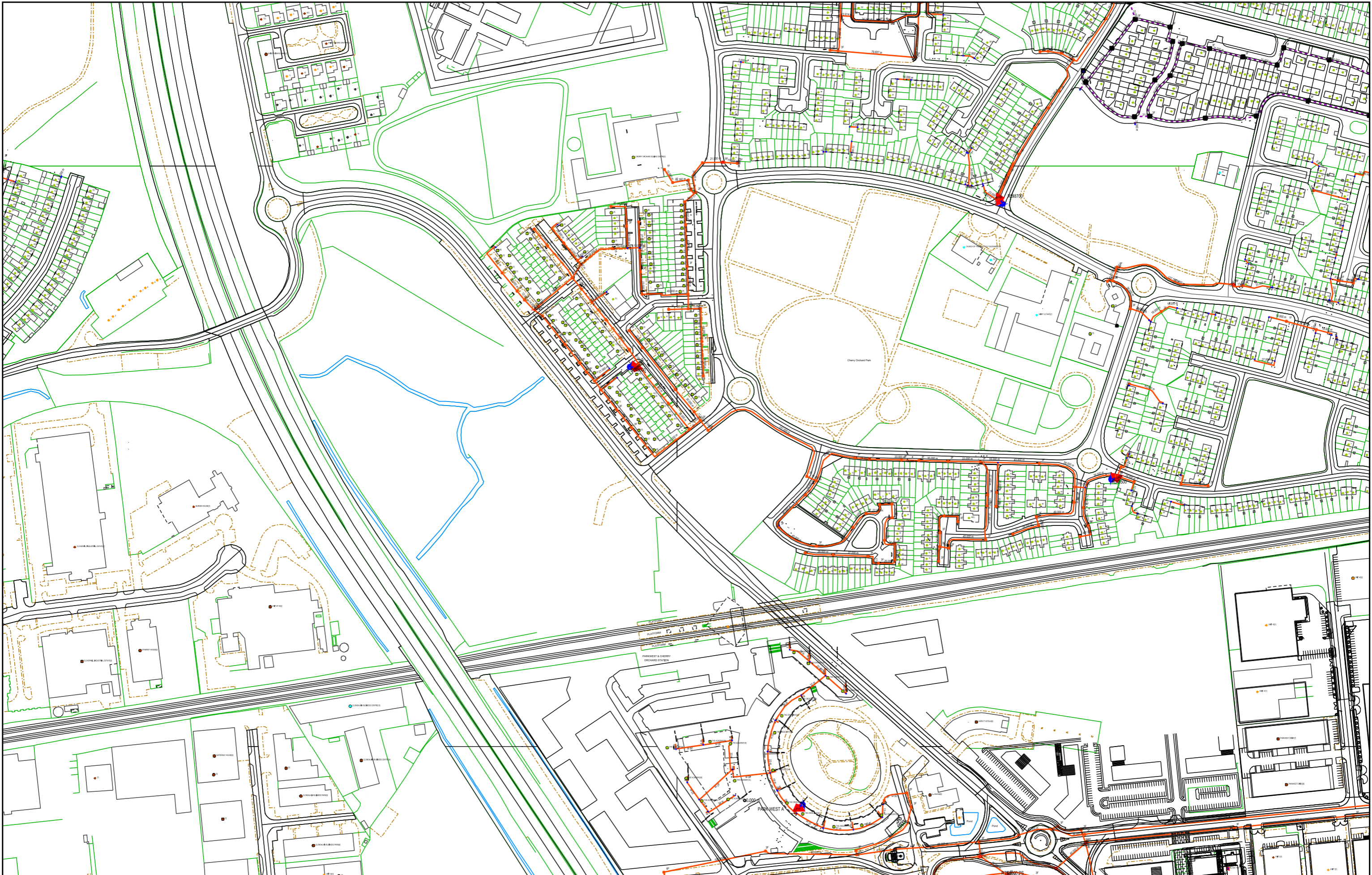


Ordnance Survey Ireland Licence No EN 0007904  
Copyright Ordnance Survey Ireland and Government of Ireland

THE INFORMATION IN THIS DRAWING IS CONFIDENTIAL AND SHOULD NOT BE DISCLOSED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF open eir. THE DRAWING MAY NOT BE PHOTOCOPIED OR REPRODUCED IN ANY WAY.

THE INFORMATION GIVEN IS COMPILED FROM PASSIVE ACCESS RECORDS AND IS BELIEVED TO BE CORRECT. THERE MAY, HOWEVER, BE DEPARTURES FROM THE COURSE(S) AND DEPTH(S) SHOWN OR INDICATED. THERE MAY ALSO BE ITEMS OF open eir INFRASTRUCTURE OF WHICH NO RECORDS IS HELD. THE INFORMATION IS GIVEN WITHOUT PREJUDICE TO THE LEGAL RIGHTS OF open eir TO COMPENSATION SHOULD open eir INFRASTRUCTURE BE DAMAGED.





# UK and Ireland Office Locations

