



Telecommunications Report

Cherry Orchard Point Residential Development, Phase 2

December 2024

Waterman Moylan Consulting Engineers Limited

Block S Eastpoint Business Park, Alfie Byrne Road, Dublin D03 H3F4
www.waterman-moylan.ie

Client Name: The Land Development Agency
Document Reference: 22-011.r007
Project Number: 22-011 (Phase 2)

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)

Issue	Date	Prepared by	Checked by	Approved by
1	11/12/24	N. Coughlan	K. Farrell	
2	20/12/24	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 Maps5

1. Introduction1

2. Existing & Proposed Utilities2

2.1 Siro (via ESB Networks)2

2.2 Openeir2

2.3 Virgin Media2

3. Microwave Telecommunication Channels3

Appendix A – Existing Utility Maps4

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 subject development, Phase 2, is a low-density housing area located to the north of Site 4 and is proposed to contain 137 no. residential units comprising a mix of apartment/duplex units and houses.

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

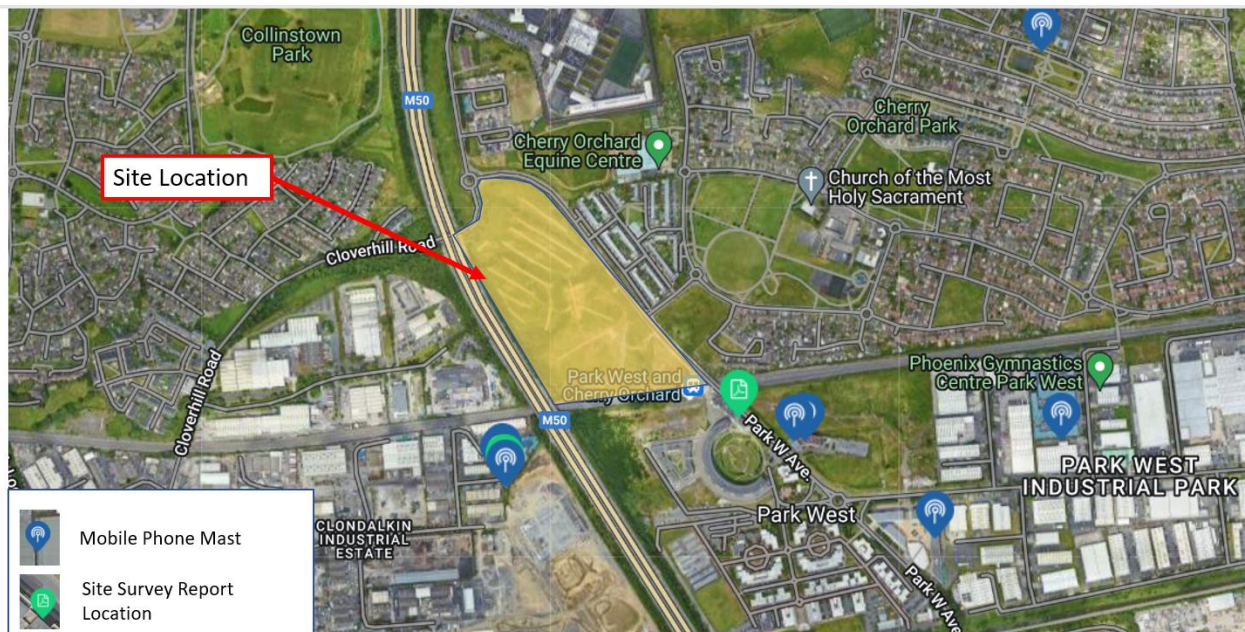
The proposed development at Cherry Orchard Point has been reviewed to determine the possible impact on existing microwave telecommunications channels. There are a number of existing masts in the vicinity of the site, as shown in the image below:

Clondalkin Industrial Estate, Pole Mounted near eastern boundary of estate

Parkwest Avenue, on Aspect Hotel Building

The height of elements of Phase 2 of the proposed development is such that it is unlikely to impact on existing telecommunication channels, however, if there is any negative impact, 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



ESB Networks

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. EN0062320,
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.

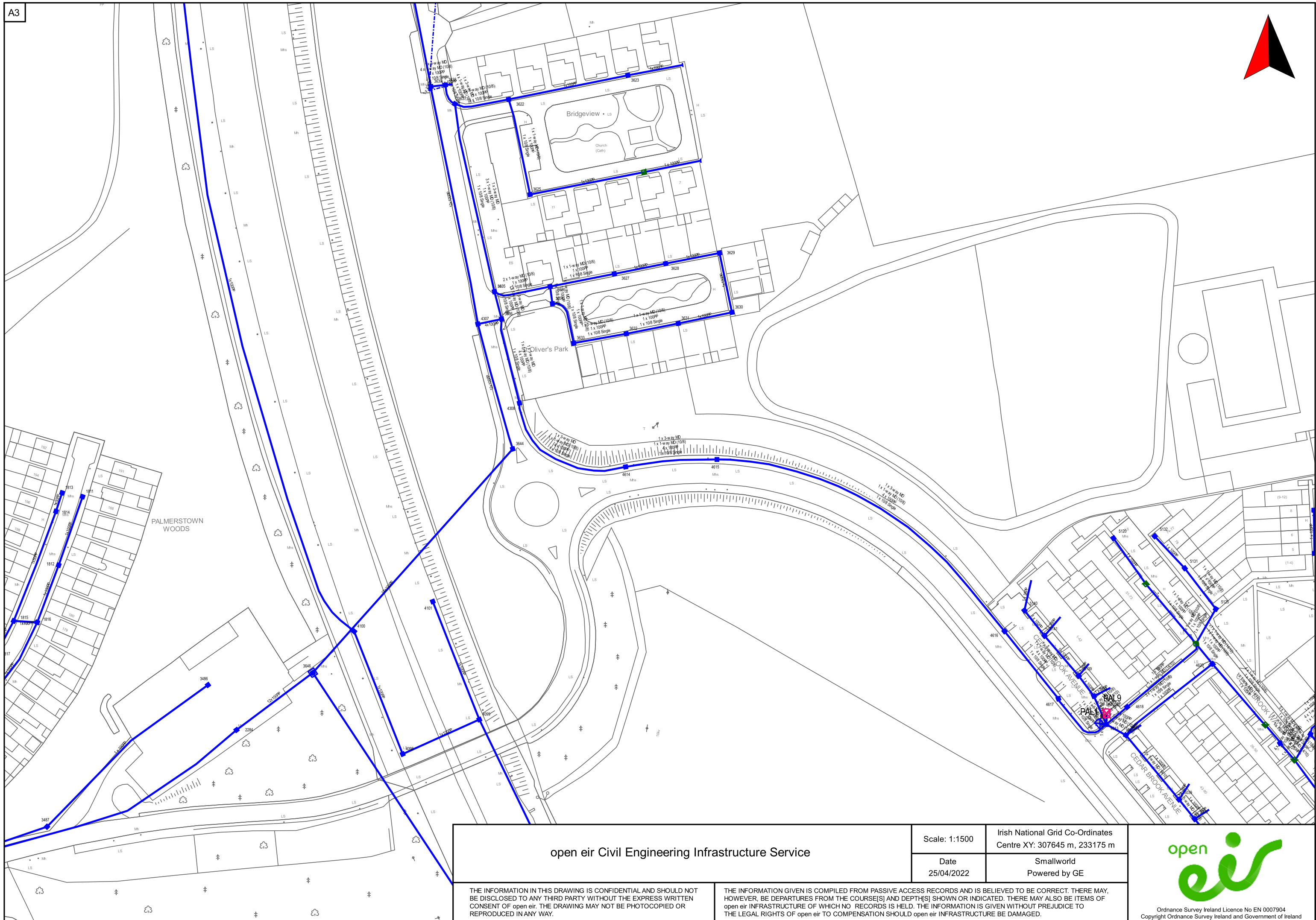
ESB NETWORKS HAS ISSUED THIS MAP AS A PDF DOCUMENT. IF VIEWING A PAPER VERSION OF THIS MAP, THE VIEWER MUST ENSURE THAT IT HAS BEEN PRINTED IN COLOUR TO FIT TO AN A0 (OR LARGER) PAGESIZE AND THAT EACH OF THE COLOURS INDICATED ON THE COLOUR CODE LEGEND ABOVE ARE CLEAR AND DISTINCT FROM EACH OTHER TO MAINTAIN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

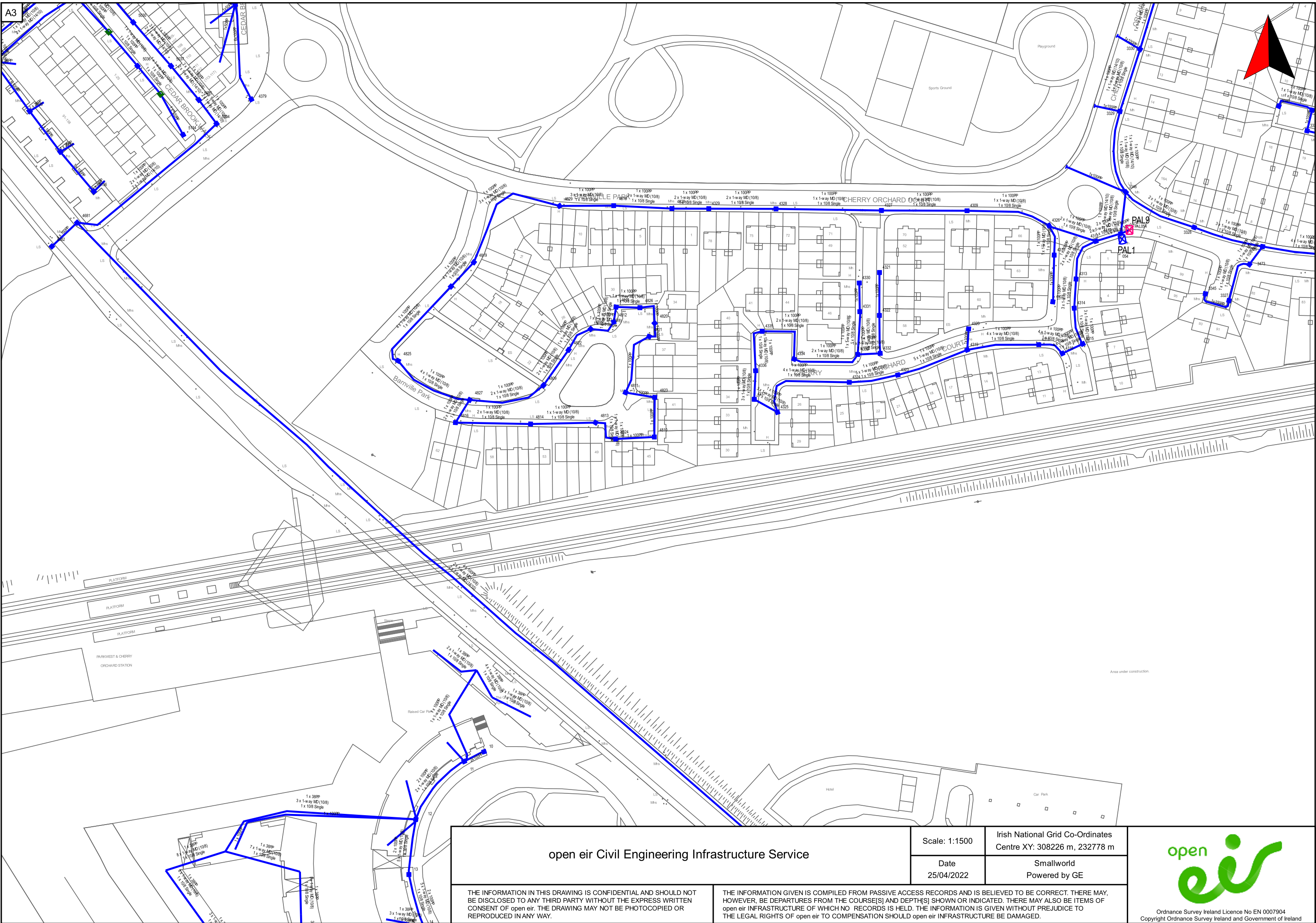
PLEASE NOTE THAT THERE ARE: HIGH VOLTAGE (38KV AND HIGHER VOLTAGES) OVERHEAD LINES AND UNDERGROUND CABLES ON THIS MAP. IF YOU INTEND WORKING, OR UNDERTAKING DEVELOPMENT WITHIN A CORRIDOR EXTENDING 40 METRES ON EITHER SIDE OF ANY HIGH VOLTAGE OVERHEAD LINES OR WITHIN A CORRIDOR EXTENDING 5 METRES ON EITHER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

X,Y: 308984, 232254





open eir Civil Engineering Infrastructure Service

Scale: 1:1500

Irish National Grid Co-Ordinates
Centre XY: 308226 m, 232778 m

Date
25/04/2022

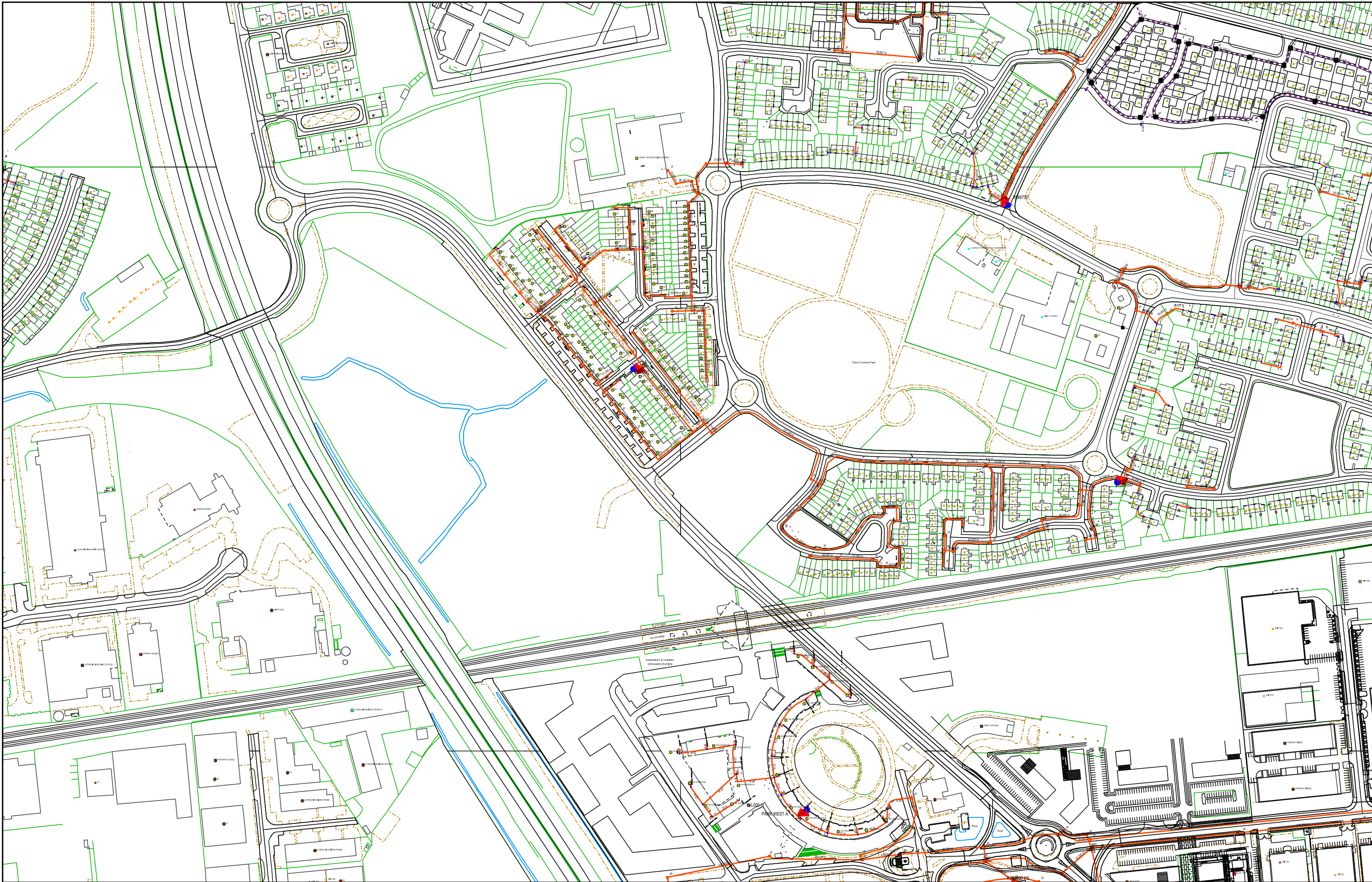
Smallworld
Powered by GE

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.



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



UK and Ireland Office Locations

