

Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Karen Falvey,

Grouville Developments Ltd

Ballyvaloon

Glenagh

Co. Cork

999937

13/07/2026

RE: Section 5 Declaration: R1050-26 89 Sundays Well Road, Cork

A Chara,

With reference to a request for a Section 5 Declaration at the above-named property, received on 03rd of June, 2026, I wish to advise as follows:

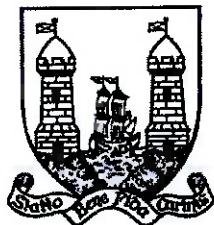
The Question before the Planning Authority was "To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute "exempted development".

The Planning Authority have assessed the application as follows:

- The works constitute development.
- The subject works are alterations and works on a building located in an Architectural Conservation Area as designated within the Cork City Development Plan 2022.
- The current installations do not appear to have the benefit of planning permission.
- The subject works would materially affect the external appearance of the structure and materially affect the character of the area.
- The subject works are therefore development and not exempted development.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

In view of the above, and having regard to
Sections 2,3,4 and 82 of the Planning and Development Act 2000 (as amended), and
Articles 6, and 9 of the Planning and Development Act, 2001 as amended.
Art 9 (viii) consist of or comprise the extension, alteration, repair or renewal of an
unauthorised structure or a structure the use of which is an unauthorised use therefore applies.

The Planning Authority of Cork City Council has concluded that:
the proposed telecommunications upgrade and reconfiguration works comprising the
installation of a cantilever steel support frame, relocation of existing telecommunications
equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary
telecommunications works does not constitute "exempted development".

Therefore, it **IS DEVELOPMENT** and is **NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of
the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4
weeks of the date it is issued, the 08th of July, 2026.

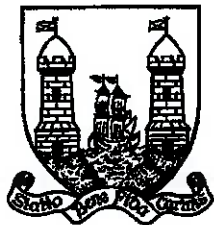
Is mise le meas,

Anthony Angelini

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

Emerald Tower Limited,
c/o Niamh Mc Fadden (Entrust Limited)
Unit 1 First Floor,
Oranmore Business Park,
Oranmore,
Galway,
H91 P7X8

13/07/2026

RE: Section 5 Declaration: R1050-26 89 Sundays Well Road, Cork

A Chara,

With reference to your request for a Section 5 Declaration at the above-named property, received on 03rd of June, 2026, I wish to advise as follows:

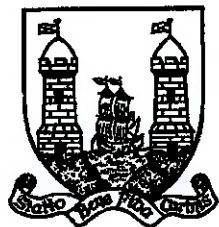
The Question before the Planning Authority was "To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute "exempted development".

The Planning Authority have assessed the application as follows:

- The works constitute development.
- The subject works are alterations and works on a building located in an Architectural Conservation Area as designated within the Cork City Development Plan 2022.
- The current installations do not appear to have the benefit of planning permission.
- The subject works would materially affect the external appearance of the structure and materially affect the character of the area.
- The subject works are therefore development and not exempted development.



We are Cork.



Comhairle Cathrach Chorcaí Cork City Council

Halla na Cathrach, Corcaigh - City Hall, Cork - T12 T997

In view of the above, and having regard to
Sections 2,3,4 and 82 of the Planning and Development Act 2000 (as amended), and
Articles 6, and 9 of the Planning and Development Act, 2001 as amended.
Art 9 (viii) consist of or comprise the extension, alteration, repair or renewal of an
unauthorised structure or a structure the use of which is an unauthorised use therefore applies.

The Planning Authority of Cork City Council has concluded that:
the proposed telecommunications upgrade and reconfiguration works comprising the
installation of a cantilever steel support frame, relocation of existing telecommunications
equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary
telecommunications works does not constitute "exempted development".

Therefore, it **IS DEVELOPMENT** and is **NOT EXEMPTED DEVELOPMENT**.

Under Section 5(3)(a) of the Planning and Development Act, 2000, you may, on payment of
the appropriate fee, refer this declaration for review by An Coimisiún Pleanála within 4
weeks of the date it is issued, the 08th of July, 2026.

Is mise le meas,

Anthony Angelini

Anthony Angelini
Assistant Staff Officer
Planning & Integrated Development
Cork City Council



We are Cork.

PLANNER'S REPORT Ref. 1085/26		Cork City Council Planning and Integrated Development
Application type	Section 5 Declaration	
Description	<i>To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute "exempted development".</i>	
Location	89 Sundays Well Road	
Recommendation	Development, not exempted development	

In this report 'the Act' means the Planning and Development Act 2000 (as amended) and 'the Regulations' means the Planning and Development Regulations 2001 (as amended), unless otherwise indicated.

1. REQUIREMENTS FOR A SECTION 5 DECLARATION

Section 5(1) of the Planning and Development Act 2000 as amended states,

5.—(1) If any question arises as to what, in any particular case, is or is not development or is or is not exempted development within the meaning of this Act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question, and that person shall provide to the planning authority any information necessary to enable the authority to make its decision on the matter.

The requirements for making a section 5 declaration are set out in the Act.

2. THE QUESTION BEFORE THE PLANNING AUTHORITY

As per Q2 of the application form:

To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute "exempted development".

3. PLANNING SITE DESCRIPTION

The S5 application concerns 89 Sundays Well Road. The two-storey property previously operated as commercial (public house) at ground floor. It is currently used as residential. (Planning application, TP reference 25/44177 is noted). The property is located in the Sundays Well Architectural Conservation Area as designated in the Cork City Development Plan 2022.

4. PLANNING HISTORY

25/44177

Permission was granted for the retention for change of use from ground and first-floor bar and restaurant to four one-bedroom apartments (three on the ground floor and one on the first floor), together with all associated site development works.

Condition 2 reads:

Within 3 months of the date of the grant of planning permission, the plant unit that exists within the yard area to the rear of the building shall be removed and phototo graphs to show the removal of same shall be submitted to the Planning Authority for written agreement. This area shall be dedicated to bike storage.

In the interest of residential amenity.

Section 5 application: R930.25 89 Sundays Well

Question: Is the change of use of a vacant public house and restaurant into 4 no. apartments exempted development?

It was deemed to be development, not exempted development.

5. STATUTORY PROVISIONS

5.1 The Act

Section 2 (1) of the Planning and Development Act, 2000, as amended, defines a statutory undertaker as, in this context: "a person, for the time being, authorised by or under any enactment or instrument under an enactment to - ... (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services,"

Section 3 of the Planning and Development Act, 2000, as amended, defines development as follows:

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land. Works are defined in that section as: "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the

application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 4 states:

(2) (a) The Minister may by regulations provide for any class of development to be exempted development for the purposes of this Act where he or she is of the opinion that— (i) by reason of the size, nature or limited effect on its surroundings, of development belonging to that class, the carrying out of such development would not offend against principles of proper planning and sustainable development,

or

(ii) the development is authorised, or is required to be authorised, by or under any enactment (whether the authorisation takes the form of the grant of a licence, consent, approval or any other type of authorisation) where the enactment concerned requires there to be consultation (howsoever described) with members of the public in relation to the proposed development prior to the granting of the authorisation (howsoever described).

(b) Regulations under paragraph (a) may be subject to conditions and be of general application or apply to such area or place as may be specified in the regulations.

(c) Regulations under this subsection may, in particular and without prejudice to the generality of paragraph (a), provide, in the case of structures or other land used for a purpose of any specified class, for the use thereof for any other purpose being exempted development for the purposes of this Act.

“Alteration” includes “(a) plastering or painting or the removal of plaster or stucco, or (b) the replacement of a door, window or roof that materially alters the external appearance of a structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures.”

Section 3(1) in the Act “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4(1) the following shall be exempted development for the purposes of the Act. (h) development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works that affect only the interior of the structure or do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures.

Section 177U (9) concerns the need to screen referrals for Appropriate Assessment issues: (9) In deciding upon F787[a declaration or a referral under section 5] of this Act a planning authority or the Board, as the case may be, shall where appropriate, conduct a screening for appropriate assessment in accordance with the provisions of this section.]

The Planning and Development Regulations, 2001 as amended.

A number of Articles are relevant to the referral:

Article 5 (2) In Schedule 2,

unless the context otherwise requires, any reference to the height of a structure, plant or machinery shall be construed as a reference to its height when measured from ground level, and for that purpose “ground level” means the level of the ground immediately adjacent to the structure, plant or machinery or, where the level of the ground where it is situated or is to be situated is not uniform, the level of the lowest part of the ground adjacent to it.

Article 6. (1)

Subject to article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column

Article 9 (1) *Development to which article 6 relates shall not be exempted development for the purposes of the Act— (a) if the carrying out of such development would— (i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act,*

In particular, Article 9(1)(xii) states “further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area,”

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use

The section below will consider the Classes of Exempted Development and their limitations.

CLASS 31 *The carrying out by a statutory undertaker authorised to provide a Telecommunications service of development consisting of the provision of—*

(f) cabinets forming part of a telecommunications system –

Limitation – *The volume above the ground-level of any such cabinet shall not exceed 2 cubic metres measured externally.*

(k) antennae, including small cell antennae, attached to the following existing structures—

(i) public or commercial buildings (other than education facilities, childcare facilities or hospitals) by way of attachment to roofs, facades, chimneys, chimney pots or vent pipes;

Limitation

1. The antenna shall be attached directly to the structure (other than a structure with a flat roof) and not by way of a supporting fixture.

2. In the case of a structure with a flat roof, a supporting fixture may be used provided that– (a) the fixture does not exceed the height of any existing parapet or railing on the roof by more than 3 metres, and (b) access to the roof is not available to any person other than a person authorised by the statutory undertaker.

3. Where an antenna is attached to the façade of a building or the exterior of a chimney or vent, the colour of the antenna shall match and blend with the colour of such façade, chimney or vent pipe.

4. Where the antenna is hidden inside a chimney pot the existing chimney pot may be replaced by a chimney pot in a suitable material which shall be the same colour, size and shape as the replaced pot, and the antenna shall not protrude beyond the top of the chimney pot.

5. The planning authority in whose functional area the structure on which the antennae will be attached is situated shall be notified by the statutory undertaker in writing of the proposed location of any such structure at least 4 weeks before such attachment.

6. The field strength of any such antenna shall not result in the field strength of the non-ionising radiation emission from the radio installations on the site exceeding the limits specified by the Commission for Communications Regulation.

PLANNING ASSESSMENT

Section 5 declarations ascertain what is and is not development and if that development is exempted development or not. Therefore, the planning merits of the case or the impacts of exempted development is not a consideration in the assessment.

The question to be considered is whether the erection of the following, is or is not development and is or is not exempted development:

To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute “exempted development”.

The erection of the telecommunications infrastructure involves works. Therefore, the erection of the telecommunications infrastructure is development.

ACA CONSIDERATIONS

The report of the Conservation Officer, Cork City Council is noted and which states the following:

From a conservation perspective, this would not be considered exempted development as the telecoms equipment has (negatively) impacted the character of the Sunday’s Well (Sub-Area D: Former Institutional Lands) Architectural Conservation Area, particularly the equipment fixed to the side gable of 89 Sunday’s Well Road which is a historic building.

The visual impact can be clearly seen by comparing two Google maps images from 2019 and 2022 (see attached). The ACA was in place since at least 2015. It is noted that there was some equipment in-situ in the 2019 photograph, which was added post 2009, but there appears to be no record of planning permission for these. In any case, the new equipment replaced these and has further altered the appearance of the structure in the streetscape.

Images from google maps are below:



Figure 1 2009



Figure 2 2015



2022

It is noted that this property is located in an Architectural Conservation Area as designated within the Cork City Development Plan 2022. These works consist of development for the maintenance, improvement or other alteration of any structure which materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or neighbouring structures or the character of the area.

Other Considerations

The intention to move cabinet equipment to facilitate compliance with Condition 2 of 25/44177 is noted.

However, there does not appear to be planning permission issued for the erection of telecommunications on this property.

Art 9 (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use therefore applies.

CONCLUSION AND DECLARATION

The works constitute development.

The subject works are alterations and works on a building located in an Architectural Conservation Area as designated within the Cork City Development Plan 2022.

The current installations do not appear to have the benefit of planning permission.

The subject works would materially affect the external appearance of the structure and materially affect the character of the area.

The subject works are therefore development, and not exempted development.

In view of the above, and having regard to

Sections 2,3,4 and 82 of the Planning and Development Act 2000 (as amended), and

Articles 6, and 9 of the Planning and Development Act, 2001 as amended.

Art 9 (viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use therefore applies.

The Planning Authority of Cork City Council has concluded that:

the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, rerouting of cable tray infrastructure, together with all associated ancillary telecommunications works constitute “exempted development”.

Therefore, it is development and is Not Exempted development.

Emerald Tower Limited,
First Floor,
Block 12 Riverwalk,
Citywest Business Campus,
Dublin 24,
D24 Y6WP

The Development Management Section,
Community, Culture & Placemaking Directorate,
Cork City Council,
City Hall,
Anglesea Street,
Cork

Our Ref: CO-1064 - Annies Pub

REGISTERED POST

25th May 2026

Dear Sir/Madam,

APPLICATION FOR DECLARATION OF EXEMPTED DEVELOPMENT

APPLICATION BY THE STATUTORY UNDERTAKER OF A PROPOSED DEVELOPMENT IN ACCORDANCE WITH SECTION 5 OF THE PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED) TO UTILISE EXEMPT DEVELOPMENT RIGHTS.

INSTALLATION AT: 89 SUNDAYS WELL ROAD, CORK CITY, CO. CORK (ITM E: 565818 N: 571913)

We, Entrust Limited (T/A Entrust Planning and Environmental) on behalf of our client, Emerald Tower Limited, are making this submission to seek a Declaration in accordance with Section 5 of the Planning and Development Act, 2000 (as amended), To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, re-routing of cable tray infrastructure, together with all associated ancillary telecommunications works at 89 Sundays Well Road, Cork City, Co. Cork, constitute "exempted development" within the meaning of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended).

Change of Use at Proposal Site

A material change of use has occurred at the subject site. The property at 89 Sunday's Well Road, previously operating as Annies Bar and Restaurant, has ceased trading and has subsequently obtained planning permission (2544177) for its redevelopment to accommodate 4 no. one-bedroom apartments.

Applicant

Emerald Tower Limited (applicant) is a wholly owned subsidiary of Phoenix Tower International (PTI), the operating company for its Irish operations. PTI is a United States headquartered company with operations in 15 countries worldwide including in Europe (Ireland,



Unit 1, First Floor, Oranmore Business Park, Oranmore, Co. Galway, H91 P7X8
T: +353 91 342511 | E: contact@entrust-services.com | W: entrust-services.com

Cyprus, France, Malta, Italy and Spain). PTI owns and operates approximately 14,600 telecommunications sites across the world including the Eir Mobile portfolio of approximately 650 telecommunications sites it purchased in 2020. In Ireland, PTI works by leasing space on its portfolio of telecommunications sites to different mobile operators and other providers including wireless broadband providers, ensuring the optimum environmental solution is achieved by the co-location of different operators on PTI's sites.

Phoenix Tower Ireland III Limited is a wholly owned subsidiary of Phoenix Tower International (PTI). PTI is a United States headquartered company with operations in 18 countries worldwide including in Europe (Ireland, Cyprus, France, Malta, Italy and Spain). PTI owns and operates approximately 14,600 telecommunications sites across the world. In Ireland, PTI works by leasing space on its portfolio of telecommunication sites to different mobile operators and other providers including wireless broadband providers, ensuring the optimum environmental solution is achieved by the co-location of different operators on PTI's sites.

Emerald Tower Limited is authorized by ComReg to provide Electronic Communications Services and Networks, which allows them to apply for a license under section 254 (1) of the Planning and Development Act, 2000 (as amended), for the establishment of overground electronic communications infrastructure and associated physical infrastructure.

Operator

The Operator, namely Eircom Limited, trading as Eir, is the largest communications provider in Ireland providing an essential public service throughout the country. Its three divisions include a wholesale fixed-line network through its OpenEir unit, providing copper and fibre-based access products to a wide range of Irish telecommunications companies from its telephone exchange network. The company's retail division provides services including fibre broadband and digital TV services for Irish homes and businesses. Eir also operates a national wireless data and broadband network under its own Eir brand and under the GoMo brand, which this proposal is for and which proposes to become a crucial network point in its national wireless high-speed data and broadband network.

Proposal

Emerald Tower Limited proposes to undertake telecommunications upgrade, and reconfiguration works at rooftop level on the building located at 89 Sunday's Well Road, Cork City, Co. Cork. The proposed development comprises the relocation and rationalisation of existing telecommunications infrastructure, including the installation of a new cantilever steel support frame mounted to the rooftop structure, relocation of existing equipment cabinets, re-routing of cable tray infrastructure, together with all associated ancillary works.

The proposed development forms part of the operator's ongoing network optimisation and infrastructure management programme and is intended to improve the efficiency, accessibility, and operational resilience of the existing telecommunications installation. The works will facilitate the continued provision of high-speed mobile and data services within the surrounding area while maintaining and upgrading the existing rooftop telecommunications infrastructure.

The proposed works are limited in scale and are confined to the existing rooftop telecommunications installation. No material alteration is proposed to the external appearance, height, or overall form of the building. In this regard, the development is considered minor in nature and consistent with works that may constitute exempted development under Article 6 and Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), subject to compliance with the relevant limitations and conditions.

Relocation of Existing Cabinet

The proposed development comprises the relocation of the existing telecommunications cabinet (1.22 cubic metres) from its current ground-level position to the north of the building to a new location at rooftop level. The area currently occupied by the cabinet is to be repurposed to provide bicycle parking facilities as part of the wider reconfiguration of the site and enhancement of active travel



infrastructure. Consequently, a minor reorganisation of the existing rooftop arrangement is required in order to facilitate a more efficient and functional use of the available space.

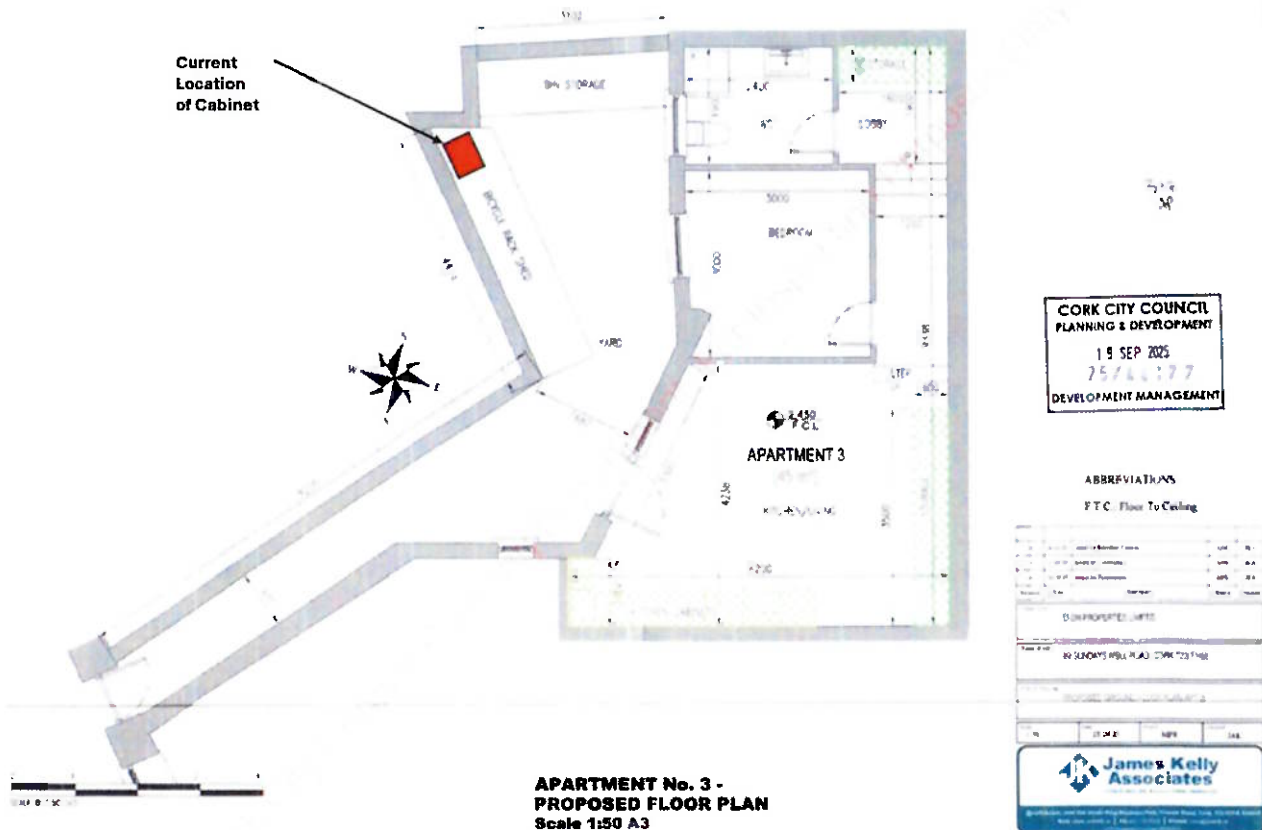


Figure 1: Current Location of Cabinet to be reinstalled on the rooftop.

The proposed relocation works are minimal in scale and are confined entirely to the existing telecommunications installation and rooftop infrastructure. The development does not involve any increase in the height, scale, or overall massing of the building and will not materially alter the external appearance or visual character of the structure. The works principally comprise the repositioning and rationalisation of existing equipment within the established operational footprint of the site, together with associated cabling and support infrastructure required to accommodate the revised layout.

No additional telecommunications structures of significant scale are proposed, and the development does not give rise to any intensification of the established use of the rooftop installation. The relocation has been designed specifically to minimise visual impact and avoid any unnecessary intervention to the building fabric, while simultaneously facilitating the provision of bicycle parking infrastructure at ground level.

Accordingly, the proposed works are considered to be minor and ancillary in nature, representing a modest reconfiguration of existing telecommunications infrastructure rather than a substantive redevelopment of the site. In this context, the development is considered consistent with works that may constitute exempted development under Article 6 and Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), subject to compliance with the relevant limitations and conditions.

Description of Development

- Installation of a new cantilever steel frame mounted to the existing rooftop wall.



Unit 1, First Floor, Oranmore Business Park, Oranmore, Co. Galway, H91 P7X8
T: +353 91 342511 | E: contact@entrust-services.com | W: entrust-services.com

- Relocation of the existing Huawei BTS3900L-H200 equipment cabinet onto the new frame. (1.22 cubic metres)
- Relocation and reuse of the existing PDB cabinet.
- Re-routing of the existing 300mm cable tray.
- Associated new cabling, cable management infrastructure, and ancillary telecom works.
- Decommissioning and removal of:
 - existing 2m high gantry pole,
 - overhead cable ladder,
 - existing 300mm tray associated with the old setup,
 - existing PDB cabinet on the upper roof deck.

Nature and Scale of the Proposed Works

Overall, the proposed development comprises a limited and proportionate reconfiguration of existing telecommunications infrastructure within the established rooftop compound. The works are primarily operational in nature and involve the relocation, rationalisation, and removal of existing equipment and associated infrastructure. The development is fully contained within the existing telecommunications footprint and has been designed to improve the efficiency and organisation of the installation without extending its physical extent.

The proposal does not involve any material increase in the height, scale, or visual prominence of the existing installation and will not alter the external appearance of the building in any significant way. The works are largely confined to the reuse and repositioning of existing infrastructure, alongside the removal of redundant elements to facilitate a more streamlined rooftop arrangement. Accordingly, the proposed development represents a modest and contained upgrade to an established telecommunications installation and is considered minor in nature, with no substantive impact on the character of the building or surrounding area.

Planning History

A review of available planning records indicates that there is no recorded telecommunications planning history specific to the subject site. Notwithstanding this, the rooftop currently accommodates telecommunications infrastructure as evidenced by the ComReg Site Viewer database.

Cork City Council planning records confirm a recent planning application under Planning Reference 2544177 (ELON PROPERTIES LIMITED), relating to the retention of change of use from a ground and first-floor bar and restaurant to four no. one-bedroom apartments (three at ground floor and one at first floor), together with associated site development works, at 89 Sundays Well Road, Sundays Well, Cork. This application was granted conditional permission, finalised on 7 January 2026, and confirms the ongoing residential redevelopment and intensification of use of the wider site.

The rooftop, therefore, functions as an established service and utility zone within a recently reconfigured and actively managed urban building. The proposed development is wholly confined within the existing rooftop envelope and represents a modest intensification and rationalisation of existing telecommunications infrastructure, rather than the introduction of a new standalone installation. In this context, the proposal accords with established planning policy objectives which support the consolidation and co-location of telecommunications infrastructure on existing structures, thereby minimising the need for additional standalone installations and reducing potential visual and environmental impacts within the urban environment.

The existing cabinet location is to be repurposed to facilitate the provision of bicycle parking as part of the wider site reconfiguration and enhancement of active travel facilities. This constitutes a small-scale rooftop reorganisation and rationalisation of existing infrastructure. The relocation of the cabinet is required to maintain operational functionality while enabling this improved site arrangement.



The proposed works are minor in nature and do not result in any material alteration to the external appearance of the building or any significant change in height, scale, or intensity of use. In this regard, the works are considered to fall within the scope of development that may constitute exempted development under Article 6 and Schedule 2, Part 1 of the Planning and Development Regulations 2001 (as amended), subject to compliance with the relevant limitations and conditions. This includes provisions relating to works of maintenance, improvement or alteration that do not materially affect the external appearance or structural integrity of the building. Accordingly, the relocation of the telecommunications cabinet forms part of a necessary but minor adjustment to the existing rooftop arrangement, facilitating the provision of bicycle parking while ensuring continuity of the existing telecommunications infrastructure.

Site Location and Planning Designations

The subject site is located on a two-storey building located at 89 Sunday's Well Road, previously functioning as a bar/restaurant which is now permanently closed and has since been granted Planning Permission for the change of use into 4-one bedroom apartments. In its immediate context, the location is predominantly residential, with numerous dwellings present in all directions of the building. To the southwest, a mix of residential and commercial units are present.

The building fronts mostly onto Sunday's Well Road with the façade fronting onto Convent Avenue. The R846 / Sunday's Well Road traverses East-West in front of the building which acts as a connector to nearby road like that of Convent Avenue, Shanakiel Road and Buxton Hill facilitating the movement of a range of users, including residents, visitors, pedestrians and commercial operators.

The site is located approximately 2 km outside of Cork City to the northwest, with Cork City being the nearest main provider for same functioning as a well-defined urban environment characterised by a mix of commercial, retail, residential, and community uses.



Figure 2: Proposal site on Sundays Well Road





Figure 3: Site location and surrounding land uses

The provision of telecommunications infrastructure is considered essential in supporting the continued vitality and functionality of Sundays Well. Such infrastructure plays an important role in supporting the operational requirements of existing commercial uses, while also enhancing connectivity for residents, businesses and visitors within the wider area. The development of reliable and high-capacity digital networks is therefore integral to supporting economic activity, tourism, and the day-to-day functioning of the environment.

Given the proposed development's modest scale, limited footprint and location at rooftop level, integrated within an established building that already accommodates plant and service infrastructure, it is considered that the installation will be readily absorbed into the existing townscape and will not appear visually conspicuous or out of character with the surrounding environment. The rooftop setting, combined with the presence of existing service elements, further assists in visually integrating the proposed infrastructure within the receiving environment.

The subject site is not located within any designated ecological sites with the nearest as follows:

- Cork Lough pNHA (001081) approximately 1.2 km away
- Douglas River Estuary pNHA (001046) approximately 4.5 km away
- Cork Harbour SPA (004030) approximately 4.5 km
- The Great Island Channel SAC (001058) approximately 6.7 km
- Glanmire Wood pNHA (001054) approximately 6.7 km
- Lee Valley pNHA (000094) approximately 1.7km away

Given its nature, scale, and location, the proposed development is not considered likely to impact the integrity of the above-mentioned sites. The separation distance, combined with the absence of ground disturbance, with the equipment being confined at rooftop level or emissions pathways, ensures that the integrity and ecological function of the above sites will remain unaffected.



From a heritage perspective, there is a concentrate of National Inventory of Architectural Heritage (NIAH) features within the vicinity of the site with the nearest being located on the edge of the building, existing as a wheel guard (Ref. 20866204), an existing piece of street furniture ranked as regional importance. It is of note that the proposed development is located on the opposite side of the building and will not have any impact on the NIAH as it currently exists.

There are approximately 15 dwellings designated as NIAH features within 100m of the site location most of which being dwellings currently in private use. Beyond 100m further NIAH features are present similar to the above. There are several NIAH features dispersed throughout the vicinity, situated beyond 100m from the site location like that of the below:

- Catholic Church of Our Lady of the Rosary : church/chapel (20866014)
- School (20866015)
- Cork City Gaol : prison/jail (20866010)
- Cork City Gaol : prison/jail (20866008)
- Cork City Gaol : prison/jail (20866007)
- Cork City Gaol : prison governor's house (20866006)
- Cork City Gaol : prison/jail (20866005)

There is one building designated as a Sites and Monument Record (SMR) approximately 90m southwest namely Country house - Carrignaveagh (CO074-092) described as a late 18th century 2-storey rectangular house.

Further to this, some of the above mentioned heritage features are also designated as Record of Protected Structures (RPS).

The building is located within Sunday's Well Conservation Area Sub-Area D.

As per the Cork City Development Plan 2022-2028:

"This sub-area of architectural, historical and social interest is located above Sunday's Well Road and to the west of the housing in Sub-area C. It contains two large institutions, the former Gaol and the former Good Shepherd convent, laundry, and home - both institutions laid out on very large sites at a time when the sub-area was on the edge of the city. Neither remains in its original use, and the Good Shepherd site has been vacant for many years".

It is of note that whilst being within the above names Architectural Conservation Area, the development is of extremely small scale and is merely the re-location of a cabinet that was in situ for a number of years therefore this development does not add another feature but simply replaces what was already there.

In this instance, the proposed development is located at the rooftop level of 89 Sunday's Well Road. On the chimney of the rooftop, telecommunications infrastructure, along with associated equipment for the operation of same is attached. The relocation of the cabinet does not involve any alteration to principal elevations or key architectural features. Having regard to the nature, scale, and location of the proposed works, it is considered that the development will not adversely affect the historical nature of this area and will be perceived within the context of the existing rooftop environment.



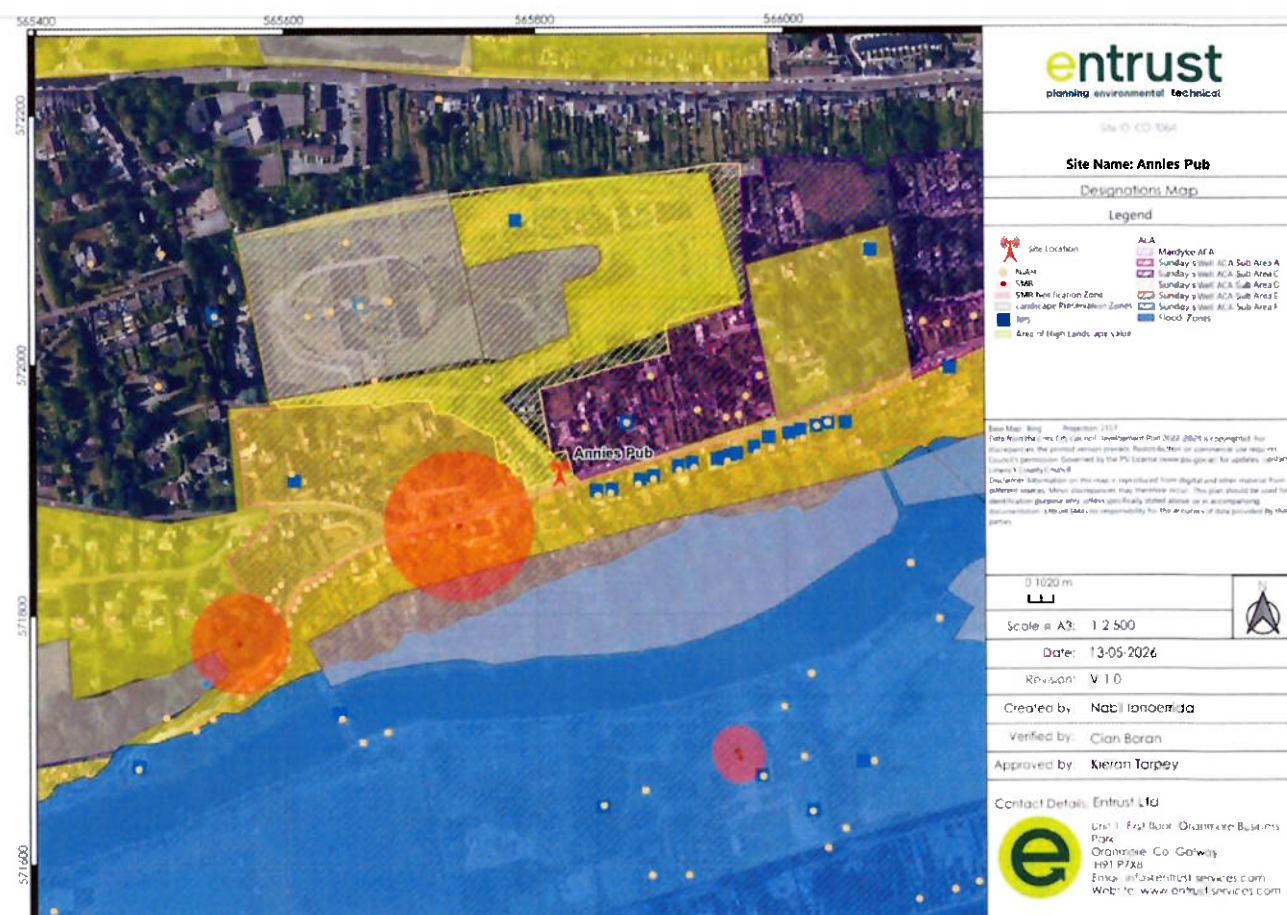


Figure 4: Designations map

Landscape

The site is located just within the border of an Area designated as having a High Value Landscape.

The below Objective in the Cork City Development Plan 2-22-2028 is of note:

Objective 6.13 Areas of High Landscape Value

To conserve and enhance the character and visual amenity of Areas of High Landscape Value (AHLV) through the appropriate management of development, in order to retain the existing characteristics of the landscape, and its primary landscape assets. Development will be considered only where it safeguards to the value and sensitivity of the particular landscape. There will be a presumption against development where it causes significant harm or injury to the intrinsic character of the Area of High Landscape Value and its primary landscape assets, the visual amenity of the landscape; protected views; breaks the existing ridge silhouette; the character and setting of buildings, structures and landmarks; and the ecological and habitat value of the landscape.

Article 9(1)(a)(vi) Restrictions on exemptions of the Regulations states:

Development to which article 6 relates shall not be exempted development for the purposes of the Act

(a) if the carrying out of such development would—



Unit 1, First Floor, Oranmore Business Park, Oranmore, Co. Galway, H91 P7X8
T: +353 91 342511 | E: contact@entrust-services.com | W: [entrust-services.com](http://www.entrust-services.com)

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

The relocation of the subject cabinet is approximately 10 m from its original position and is not considered to significantly impact on the character of the surrounding landscape and would not contravene either Objective 6.13 from the Development Plan or Article 9(1)(a)(vi) Restrictions on exemptions of the Regulations.

Policy Context

The proposed development is subject to the provisions of the Cork City Development Plan 2022–2028, which supports the delivery of high-quality infrastructure necessary to facilitate the long-term physical, social, economic and environmental growth of the City.

Chapter 8 of the Cork City Development Plan 2022–2028 speaks to Heritage, Arts and Culture with **Section 8.34** relating specifically to developments within a designated Architectural Conservation Area (ACA) and states that:

‘The designation of Architectural Conservation Areas is intended to encourage development in historic areas that promotes a high standard of design and detail, enhancing Cork City’s existing historic morphology, varied architectural styles and use of materials, but which adds new qualities from our own time, making its own contribution to the city’s evolving identity.’

Chapter 9 of the Cork City Development Plan 2022–2028 relates to Environmental Infrastructure, with **Section 9.23** addressing Information and Communications Technology (ICT) and Telecommunications. In this regard, the Plan states that:

“It supports the rollout of the National Broadband Plan (which aims to deliver high-speed broadband services to all businesses and households in Ireland), the enhancement of international fibre communications links and, where possible, the promotion of Cork as a location for ICT / Digital Society innovations.”

Section 9.26 further recognises the importance of telecommunications infrastructure to the economic development of the city and provides that:

“An efficient telecommunications system is important in the development of the economy. Cork City Council will have regard to the guidelines issued by the Department of the Environment, Heritage and Local Government, ‘Planning Guidelines for Telecommunications Antennae and Support Structures’ (1996) and Circular Letter PL 07/12. The assessment of individual proposals will be governed by the guidelines and the controls scheduled in the Development Management section of this plan.”

Chapter 11 of the Cork City Development Plan 2022–2028 relates to Placemaking and Managing Development. **Section 256** sets out the Development Management criteria applicable to Telecommunications Structures.

The Plan provides that the following should be adhered to:

(1): *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, DECLG, 1996 and Circular Letter PL 07/12 published by the DECLG in 2012.*

(2): *The co-location of existing structures is encouraged and the construction of any new antennae or structure will only be considered when co-location is not a feasible option. Any proposal for a new structure or antenna should detail the requirements for the infrastructure and if so, why co-location is not feasible.*



(3): In identifying a suitable location for telecommunications structures consideration shall be given to the potential visual impact of the development and any sensitivities in the area in which the structure is proposed to be located. A Visual Impact Assessment of the development, including photomontages, may be required, depending on the nature of the development proposed.

(4): Telecommunications Structures on visually sensitive elevated lands will only be considered where technical or coverage requirements mean the infrastructure is essential.

The co-location of existing structures is encouraged, and the construction of any new antennae or structure will only be considered when co-location is not a feasible option. Any proposal for a new structure or antenna should detail the requirements for the infrastructure and, if so, why co-location is not feasible. Telecommunications Structures on visually sensitive elevated lands will only be considered where technical, or coverage requirements mean the infrastructure is essential.

The relocation of the cabinet supports the provisions of the Cork City Development Plan and the continued enhancement of telecommunications infrastructure throughout the City. The structure aligns with the Placemaking and Managing Development standards as outlined above and Chapter 11 of the Development Plan.

Exempt Development

Please accept this submission as a formal application for a Declaration for Exempt Development under Section 5 (1) of the Planning and Development Act 2000 (as amended) "the Act", where Article 6 of the Planning and Development Regulations 2001-2023 (as amended) "the Regulations" provides that:

Subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite of the mention of that class in the said column 2.

and where Section 2 of the Act defines statutory undertaker as:

"Statutory Undertaker" means a person, for the time being, authorised by or under any enactment or instrument under an enactment to – (a) construct or operate a railway, canal, inland navigation, dock, harbour or airport, (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services, or (c) provide services connected with, or carry out works for the purposes of the carrying on of the activities of, any public undertaking".

It is considered that this proposal is exempt development in accordance with the Regulations. The tables below demonstrate the proposed development's compliance with SI No. 600, 2001-2020, Schedule 2, Part 1, Class 31 (F) for development consisting of the repositioning of an existing Eir cabinet, measuring within 2 cubic metres when measured externally, mounted to the external first floor wall of former Annie's Bar, 89 Sunday's Well, Convent Road, Cork City.

Planning Exemptions	
Relevant Planning Exemption/s as it relates to the subject proposal	
Conditions and Limitations SI No. 31, 2001 (as amended) (F) 'cabinets forming part of a telecommunications system'	Compliance with Conditions and Limitations SI No. 31, 2001 (as amended) (f)
The volume above the ground-level of any such cabinet shall not exceed 2 cubic metres measured externally.	Analysis: The proposed cabinet is compliant with the 2 cubic metres limit when measured externally (1.22 cubic metres)



Yours faithfully,

Niamh McFadden

Niamh Mc Fadden

Graduate Planning Consultant
Entrust Planning & Environmental
Email: niamh@entrust-services.com
Tel : 091 342 511

Enclosures :

- Cover Letter (this document);
- Cork City County Council Declaration of Exempted Development Application Form;
- Plans & Drawings (see Schedule below);
- €80 cheque for submission fee;

Drawing No.	Drawing Title	Scale
001	O.S. Location Maps & Photos	1:20,000
002	Design Risk Assessment	Not to Scale
003	Design Risk Assessment	Not to Scale
004	General Layout Plan	1:100
005	Antenna Layout Plan	1:20
006	East Elevation	1:100
007	Equipment Layout and Details	1:20
008	Existing Eir Mobile Huawei Outdoor Cabinet	1:20
009	Steelwork Details and Elevation	1:10
010	Antenna Dish and Wraparound Details	1:10/1:8
011	Cantilever Steel Beam Details and Elevation	1:10
012	Cantilever Steel Beam Details and Elevation	1:7.5
013	Antenna Dish Mounting Details	1:50
014	Antenna Schematic	Not to Scale
015	Health and Safety Signage	Not to Scale
016	Safety Signage and Lighting Projection	Not to Scale



COMHAIRLE CATHRACH CHORCAÍ
CORK CITY COUNCIL

Community, Culture & Placemaking Directorate,
Cork City Council, City Hall, Anglesea Street, Cork.

R-Phost/E-Mail planning@corkcity.ie

Fón/Tel: 021-4924029

Líonra/Web: www.corkcity.ie

SECTION 5 DECLARATION APPLICATION FORM
under Section 5 of the Planning & Development Acts 2000 (as amended)

1. NAME OF PERSON MAKING THE REQUEST

Emerald Tower Limited

2. POSTAL ADDRESS OF LAND OR STRUCTURE FOR WHICH DECLARATION IS SOUGHT

89 Sundays Well Road, Cork City, Co. Cork,

3. QUESTION/ DECLARATION DETAILS

PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT:

Sample Question: Is the construction of a shed at No 1 Wall St, Cork development and if so, is it exempted development?

Note: only works listed and described under this section will be assessed under the section 5 declaration.

To determine whether the proposed telecommunications upgrade and reconfiguration works comprising the installation of a cantilever steel support frame, relocation of existing telecommunications equipment cabinet, re-routing of cable tray infrastructure, together with all associated ancillary telecommunications works constitute "exempted development"

ADDITIONAL DETAILS REGARDING QUESTION/ WORKS/ DEVELOPMENT:

(Use additional sheets if required).

CORK CITY COUNCIL
PLANNING & DEVELOPMENT

03 JUN 2026

DEVELOPMENT MANAGEMENT

4. Are you aware of any enforcement proceedings connected to this site?

If so please supply details:

N/A

5. Is this a Protected Structure or within the curtilage of a Protected Structure? ☐

If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 been requested or issued for the property by the Planning Authority? ☐

6. Was there previous relevant planning application/s on this site? ☒

If so please supply details:

Pl. Ref 2544177

7. APPLICATION DETAILS

Answer the following if applicable. Note: Floor areas are measured from the inside of the external walls and should be indicated in square meters (sq. M)

(a) Floor area of existing/proposed structure/s		N/A	
(b) If a domestic extension, have any previous extensions/structures been erected at this location after 1 st October, 1964, (including those for which planning permission has been obtained)?		Yes ☐	No ☐
		If yes, please provide floor areas. (sq m)	
		N/A	
(c) If concerning a change of use of land and / or building(s), please state the following:			
Existing/ previous use (please circle)		Proposed/existing use (please circle)	
N/A		N/A	

7. LEGAL INTEREST

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner	B. Other ☒
Where legal interest is 'Other', please state your interest in the land/structure in question	Leaseholder	
If you are not the legal owner, please state the name of the owner if available	Grouville Developments Ltd	

- 8.1 / We confirm that the information contained in the application is true and accurate:

Signature: Niamh McFadden

Date: 27/05/26

CONFIDENTIAL CONTACT DETAILS

These details will not be made available to the public.

9. Applicant:

Name(s)	Emerald Tower Limited
Address	1st Floor, Block 12 Riverwalk, Citywest Business Campus, Dublin 24, D24 Y6WP

10. Person/Agent acting on behalf of the Applicant (if any):

Name(s):	Niamh Mc Fadden (Entrust Limited)	
Address:	Unit 1 First Floor, Oranmore Business Park, Oranmore, Galway, H91 P7X8	
Telephone:	091 342 511	
E-mail address:	niamh@entrust-services.com	
Should all correspondence be sent to the above address? (Please note that if the answer is 'No', all correspondence will be sent to the Applicant's address)	Yes ☒	No ☐

11. Owner Details (if the applicant above is not the legal owner):

Name(s)	Karen Falvey - Grouville Developments Ltd
Address	Ballyvaloon, Grenagh, Co. Cork, 900937, Ireland

12. ADDITIONAL CONTACT DETAILS

The provision of additional contact information such as email addresses or phone numbers is voluntary and will only be used by the Planning Authority to contact you should it be deemed necessary for the purposes of administering the application.

Tel. No. _____

Mobile No. _____

Email Address: _____

ADVISORY NOTES:

The application must be accompanied by the required fee of €80. Payment may be made at the Cork City Council cash desk, by cheque, by telephone with a credit/debit card, or by electronic fund transfer.

The application should be accompanied by a site location map which is based on the Ordnance Survey map for the area, is a scale not less than 1:1000 and it shall clearly identify the site in question.

Sufficient information should be submitted to enable the Planning Authority to make a decision. If applicable, any plans submitted should be to scale and based on an accurate survey of the lands/structure in question.

The application should be sent to the following address:

**The Development Management Section, Community, Culture & Placemaking
Directorate, Cork City Council, City Hall, Anglesea Street, Cork.**

Please email planning@corkcity.ie with any queries.

- The Planning Authority may request other person(s) other than the applicant to submit information on the question which has arisen and on which the declaration is sought.
- Any person issued with a declaration may on payment to An Bord Pleanála refer a declaration for review by the Board within 4 weeks of the date of the issuing of the declaration.
- In the event that no declaration is issued by the Planning Authority, any person who made a request may on payment to the Board of such a fee as may be prescribed, refer the question for decision to the Board within 4 weeks of the date that a declaration was due to be issued by the Planning Authority.

The application form and advisory notes are non-statutory documents prepared by Cork City Council for the purpose of advising as to the type of information is normally required to enable the Planning Authority to issue a declaration under Section 5. This document does not purport to be a legal interpretation of the statutory legislation nor does it state to be a legal requirement under the Planning and Development Act 2000 as amended, or Planning and Development Regulations 2001 as amended.

DATA PROTECTION

"Cork City Council is committed to fulfilling its obligations imposed by the Data Protection Acts 1988 to 2018 and the GDPR. Our privacy statement and data protection policy is available at <https://www.corkcity.ie/en/council-services/public-info/gdpr/>

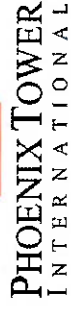
We request that you read these as they contain important information about how we process personal data.

1. Plan, drawings and maps accompanying an application for a Section 5 Declaration on exempted development shall all be in metric scale and comply with the following requirements:-

* NOTE 2 COPIES OF PLANS AND PARTICULARS ARE REQUIRED

- (a) site or layout plans shall be drawn to a scale of not less than 1:500 (which shall be indicated thereon), the site boundary shall be clearly delineated in red, and buildings, roads, boundaries, septic tanks and percolation areas, bored wells, significant tree stands and other features on, adjoining or in the vicinity of the land or structure to which the application relates shall be shown, land which adjoins, abuts or is adjacent to the land to be developed and which is under the control of the applicant or the person who owns the land, which is subject of the application, shall be outlined in blue and wayleaves shall be shown in yellow,
 - (b) other plans, elevations and sections shall be drawn to a scale of not less than 1:200 (which shall be indicated thereon), or such scale as may be agreed with the Planning Authority prior to the submission of the application in any particular case,
 - (c) the site layout plan and other plans shall show the level or contours, where applicable, of any land and the proposed structures relative to Ordnance survey datum or a temporary local benchmark,
 - (d) drawings of elevations of any proposed structure shall show the main features of any buildings which would be contiguous to the proposed structure if it were erected, whether on the application site or in the vicinity at a scale of not less than 1:200, as may be appropriate,
 - (e) plans relating to works comprising reconstruction, alteration or extension of a structure shall be so marked or coloured as to distinguish between the existing structure and the works proposed,
 - (f) plans and drawings of floor plans, elevations and sections shall indicate in figures the principal dimensions (including overall height) of any proposed structure and the site, and site layout plans shall indicate the distances of any such structure from the boundaries of the site,
 - (g) any map or plan which is based on an Ordnance Survey map shall indicate the relevant Ordnance survey sheet number,
 - (h) the north point shall be indicated on all maps and plans other than drawings of elevations and sections,
 - (i) plans and drawings shall indicate the name and address of the person by whom they were prepared.
2. An application for development consisting of or comprising the carrying out of works to a protected structure, or proposed protected structure or to the exterior of a structure which is located within an architectural conservation area in a draft of a proposed development plan or a proposed variation of a development plan, shall, in addition to meeting the requirements above, be accompanied by such photographs, plans and other particulars as are necessary to show how the development would affect the character of the structure.
 3. A planning authority may, by notice in writing, require an applicant to provide additional copies of any plan, drawing, map, photograph or other particular, which accompanies the application.

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialised drawings.



CONSTRUCTION

No.	Revision	Date	By
-	CONSTRUCTION DRAWING	05/05/25	ECD/SD

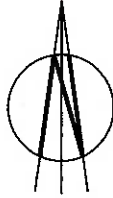
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

Operator 3

Type: Rooftop
Height: 8.37m

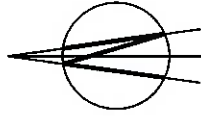
Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
ANTENNA & DISH MOUNTING DETAILS

Designed	SD	Drawn	ECD	Date	05/05/2026	Scale	AS SHOWN
Dwg No.	IE-CO-1064-DD-13			Rev	-		



SCALE 1:50





GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



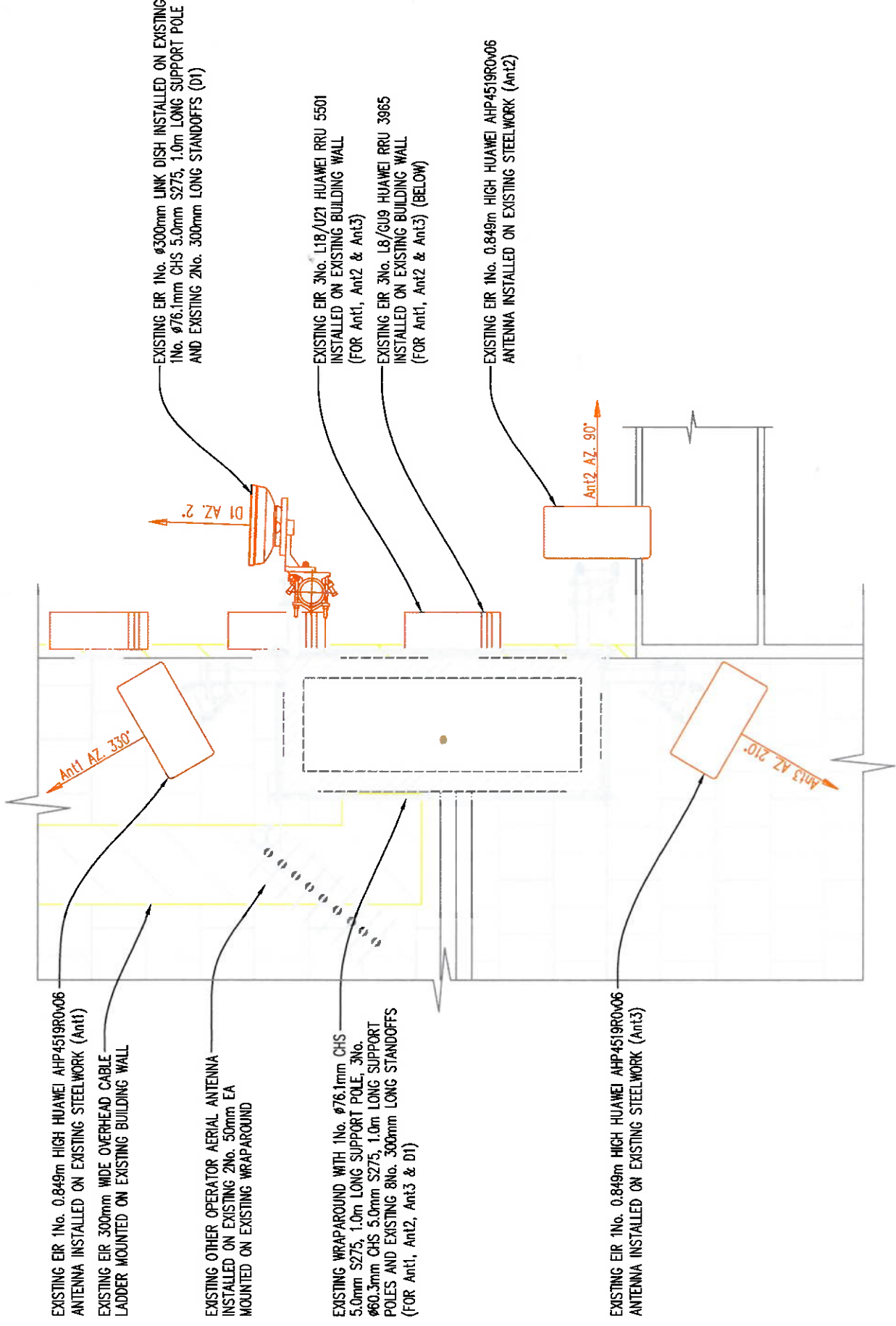
PHOENIX TOWER
INTERNATIONAL



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Chk
-	CONSTRUCTION DRAWING	05/05/2026	ECD	SD



ANTENNA LAYOUT PLAN
SCALE 1:20

Site Name
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID
IE-CO-1064

Operator 1
-

Operator 2
-

Operator 3
-

Structure Details
Type: Rooftop

Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
ANTENNA LAYOUT PLAN

Designed SD
Date 05/05/2026
Scale AS SHOWN

Dwg No.
IE-CO-1064-DD-05
Rev -

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



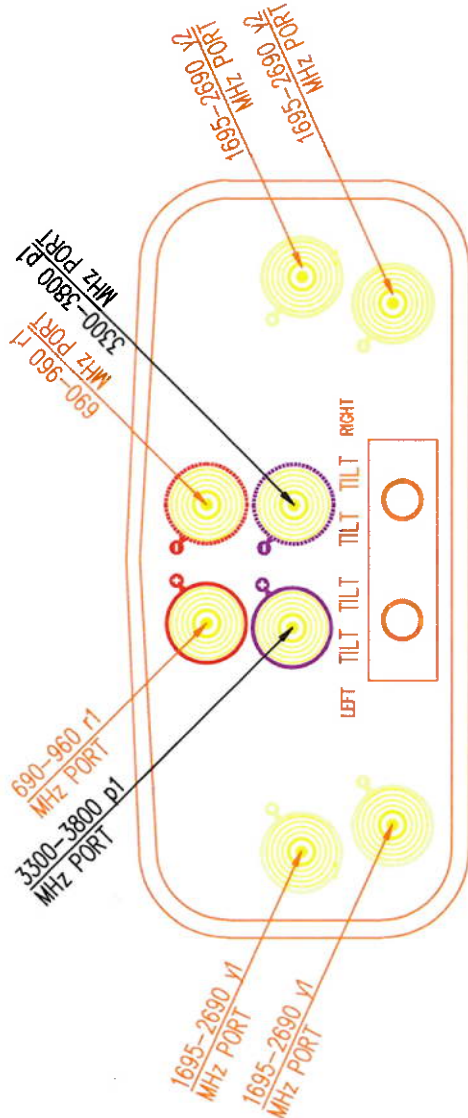
CONSTRUCTION

No.	Revision	Date	By	Chd
1	CONSTRUCTION DRAWING	05/05/2026	ECG	SD

ANTENNA PORTS			
COLOUR	FREQUENCY	OPERATOR	TECHNOLOGY
RED r1	690-960 MHz	EIR MOBILE	L8/GU9
PURPLE p1	3300-3800 MHz	-	-
YELLOW y1	1695-2690 MHz	EIR MOBILE	L18/U21
YELLOW y2	1695-2690 MHz	EIR MOBILE	L18/U21
RET PORT y1	EIR MOBILE		
RET PORT y2	EIR MOBILE		

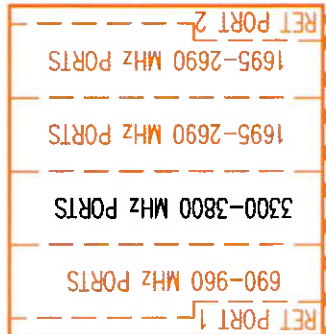
SCHEDULE OF FEEDER CABLES				
ANTENNA	TYPE	LENGTH*	QUANTITY	STATUS
Ant1	FSM4 1/2"	5.0m	6No.	EXISTING
	FIBRE	30m	2No.	EXISTING
Ant2	FSM4 1/2"	3.0m	6No.	EXISTING
	FIBRE	30m	2No.	EXISTING
Ant3	FSM4 1/2"	5.0m	6No.	EXISTING
	FIBRE	30m	2No.	EXISTING

Ant1 DETAILS	Ant2 DETAILS	Ant3 DETAILS
TYPE: HUAWEI AHP4519R0v06 SIZE: 0.849m HEIGHT: 7.900m TO CENTER ORIENTATION: 330°	TYPE: HUAWEI AHP4519R0v06 SIZE: 0.849m HEIGHT: 7.900m TO CENTER ORIENTATION: 90°	TYPE: HUAWEI AHP4519R0v06 SIZE: 0.849m HEIGHT: 7.900m TO CENTER ORIENTATION: 210°
Ant1 MECHANICAL TILT: 0° E-TILT EIR L8/GU9: 2° E-TILT EIR L18/U21: 2°	Ant2 MECHANICAL TILT: 0° E-TILT EIR L8/GU9: 6° E-TILT EIR L18/U21: 4°	Ant3 MECHANICAL TILT: 0° E-TILT EIR L8/GU9: 10° E-TILT EIR L18/U21: 4°



HUAWEI AHP4519R0v06-BOTTOM VIEW

SCALE NTS



EXISTING HUAWEI AHP4519R0v06 ANTENNA

EXISTING 6No. 1/2" TAILS

Ant1 (5.0m LONG)
Ant2 (3.0m LONG)
Ant3 (5.0m LONG)

EXISTING HUAWEI RRU 3965 (212R 700/800/900)

EXISTING HUAWEI RRU 5501 (414R 1800/2100)

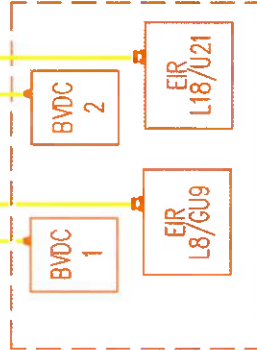
EXISTING RET CABLE (5.0m LONG) (AISG)

EXISTING 2No. DC CABLE

Ant1 (20m LONG)
Ant2 (20m LONG)
Ant3 (20m LONG)

EXISTING 2No. FIBRE OPTIC CABLE

Ant1 (30m LONG)
Ant2 (30m LONG)
Ant3 (30m LONG)



EXISTING Ant1, Ant2 & Ant3 SCHEMATIC

SCALE NTS

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



CONSTRUCTION

No	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05/05/2026	ECG	SD

DESIGN RISK ASSESSMENT

Issue Date: 21/11/2022

Revision No.: 2

Last Updated: 21/11/2022

Angela Kinsane

Client:

IE-CO-1064

Site ID:

ANNIES PUB

Site Name:

ICON TOWER

Information Regarding Particular Risks:

The following is the non-exhaustive list of particular risks, if any, to the safety, health and welfare of persons as set out in the Schedule 1 of S.I 291 of 2013 together with the opinion of the Project Supervisor for Design Process on what elements of the works may incur/pose a H&S Risk. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for Design Process (PSDP).

Activity	Item 5:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work exposing persons at work to the risk of drowning.	No							
Activity	Item 6:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
Excavation	Work on wells, underground earthworks and tunnels.	No							
Activity	Item 7:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
Diving	Work carried out by divers at work having a system of air supply	No							
Activity	Item 8:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Works involving the assembly or dismantling of heavy prefabricated components.	N/A							
Activity	Item 9:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work carried out in a caisson with a compressed air atmosphere.	No							
Activity	Item 10:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work involving the use of explosives.	No							
Activity	Item 11:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	a) The stripping of lagging likely to contain Asbestos Materials	No							
	b) The breaking or mechanical drilling and sawing of asbestos cement products	No							
Activity	Item 12:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Electrical works carried out on electrical equipment	Yes	Electrocution	Power outages during works. Electrical earthing installed	Medium	Power outages during works	HS Department	HS Department	
Activity	Item 13:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	UG services	Yes	Collapse, service disruption, injury	Signage post build. Locations in the AB's	Medium	Temporary barriers around manhole, Signage-Hand dig in their within 0.5mts of any	HS Department	HS Department	

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
CO. CORK

PTI ID

IE-CO-1064

Operator 1

-

Operator 2

-

Operator 3

-

Structure Details

Type: Rooftop

Height: 8.37m

Title

MOBILE TELECOMMUNICATIONS
INSTALLATION
DESIGN RISK ASSESSMENT 2

Designed SD

Drawn ECD

Date 05/05/2026

Scale AS SHOWN

Dwg No. IE-CO-1064-DD-03

Rev. -

Site Name:

ANNIES PUB

Site ID:

IE-CO-1064

Client:

ICON TOWER

Information Regarding Particular Risks:

The following is the non-exhaustive list of particular risks, if any, to the safety, health and welfare of persons as set out in the Schedule.1 of S.I. 291 of 2013 together with the opinion of the Project Supervisor for Design Process on what elements of the works may incur/pose a H&S Risk. It should be noted that many of the risks on the project may arise out of working methods which are at the discretion of the Contractor and as such cannot be determined by the Project Supervisor for Design Process (PSDP).

Activity	Hazard	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work which puts persons at work at risk of :- Falling from heights, (Where the risk associated with working at a height is likely to be aggravated by the presence of another significant hazard then a particular risk may be present, for example)								
	Removal and fitting of antennas and dishes on mast tower / rooftop	Yes	Falling Equipment .Safe access .Falls	FAS to be installed .Install new coms compound	Medium	Qualified riggers .Safe rope systems to be set up .Dont work at height in adverse weather	HS Department	HS Department	
	Work involving the assembly and dismantling of heavy prefabricated components (lattice towers, Monopoles)	Yes	Falling objects .Doath or injury	Cabinet steel frame fabricated in x sections for easier lifting	High	Qualified banksmen .Certified equipment .Adequate crane access .Drop zones	HS Department	HS Department	
	Working on a Rooftop	No							
	Working on or adjacent to fragile roofing	No							
	Use of Ladders and or Fall Arrest Systems on Lattice Towers	Yes	Falls .Death or injury	FAS to be installed	Medium	Use of certified FAS .Qualified personnel only .PPE	HS Department	HS Department	
	Use of M.E.W.P	Yes	Falls .Death or injury,			Qualified persons .Adequate PPE	HS Department	HS Department	
	Work at height which puts persons below at risk from falling objects	Yes	Falling objects leading to death or injury	Compound fencing .	Medium	Set up drop zones .Secondary slings to be used .Use a MEWP .PPE	HS Department	HS Department	
	Civils works	Yes	Trips .injury or death .	Compound and concrete bases	High	Certified machinery .Qualified machinery operator .Goalposts at OH line .PPE .Adequate site fencing .Barrier off manhole covers during works to avoid heavy plant crossing .Hand dig to expose any UG services	HS Department	HS Department	
	Item 1.1:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work which puts persons at work at risk of :-								
	a) Burial under earthfalls or	Yes	Death or injury	Carry out soil investigation .Dig is to be 1.2 mts max (waste high)	Medium	Batter back excavation .Use a ladder for access and egress .3 ton digger and certified personnel	HS Department	HS Department	
	b) Engulfment in swampland	No							
	(Where the risk is particularly aggravated by the nature of the work or processes used or by the environment at the place of work or construction)								
	Item 2:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
Pouring concrete	Work which puts persons at work at risk from chemical or biological substances constituting a particular danger to the safety and health of such persons or involving a statutory requirement for health monitoring.	Yes	Exposure to concrete .concrete burns .Wells disease	Wash facilities available on site.	Medium	Wear appropriate PPE	HS Department	HS Department	
	Item 3:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
EMF	Work with ionising radiation requiring the designation of controlled or supervised areas as defined in Directive 96/29/Euratom. (Work near R.F resources)	Yes	N/A during build .Applicable at intergration	RF outage.	Medium	Equipment shutdown .RF meters .Work behind RF equipment	HS Department	HS Department	
	Item 4:	Applicable	Initial Risks (Include Persons at risk)	Design Measures / Safeguards taken to eliminate or reduce the risk	Residual Risk	Actions Required	Assigned to:	Action Taken	Date Actioned & Closed
	Work near high voltage lines.	No							

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



CONSTRUCTION

No.	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05.05.24	EC	SD

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID IE-CO-1064

Operator 1 -

Operator 2 -

Operator 3 -

Structure Details

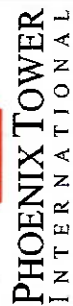
Type: Rooftop Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
DESIGN RISK ASSESSMENT 1

Designed SD Date 05/05/2026 Scale AS SHOWN

Dwg No. IE-CO-1064-DD-02 Rev -

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers' and specialist drawings.



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Ckd
1.	CONSTRUCTION DRAWING	05/05/25	EC	SD

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTID IE-CO-1064

Operator 1

Operator 2

Operator 3

Structure Details

Height: 8.37m

Title

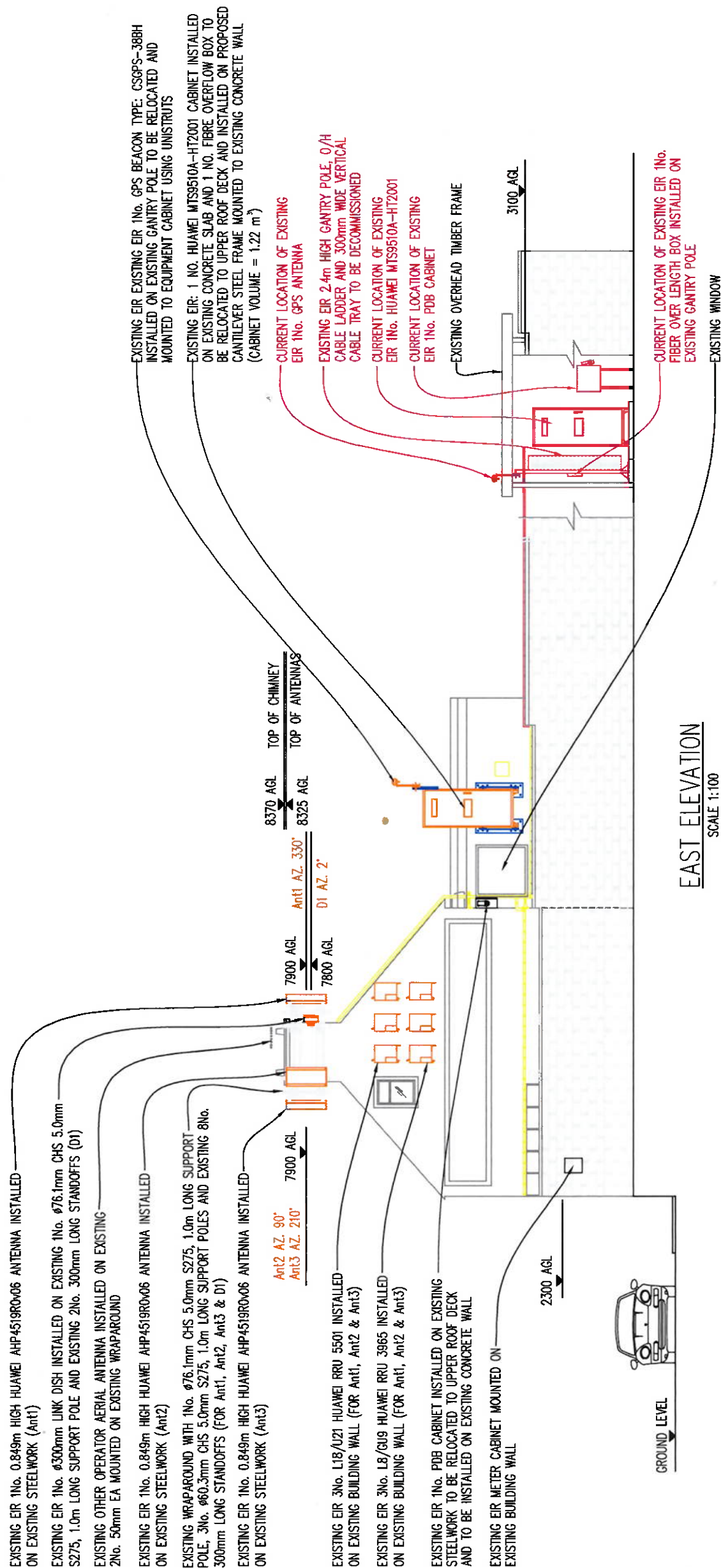
FILE
MOBILE TELECOMMUNICATIONS

INSTALLATION

ELEVATION

Designed	SD	Drawn	ECD	Date	05/05/2026	Scale	AS SHOWN
----------	----	-------	-----	------	------------	-------	----------

IF-CO-1064-DD-06



EAST ELEVATION
SCALE 1:100

PART OF BUILDING OMITTED FOR CLARITY

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale.
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05/05/2026	ECG	SD

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID IE-CO-1064

Operator 1

Operator 2

Operator 3

Structure Details

Type: Rooftop

Height: 8.37m

Title

MOBILE TELECOMMUNICATIONS
INSTALLATION
EQUIPMENT DETAILS 1

Designed SD

Drawn ECD

Date 05/05/2026

Scale AS SHOWN

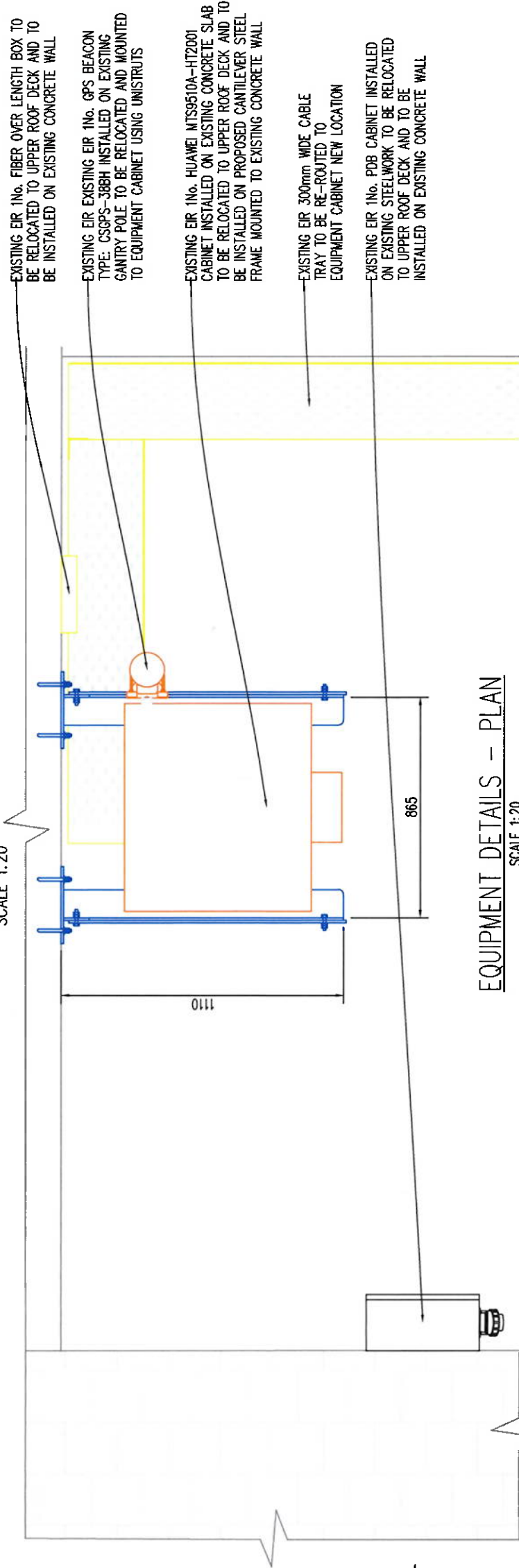
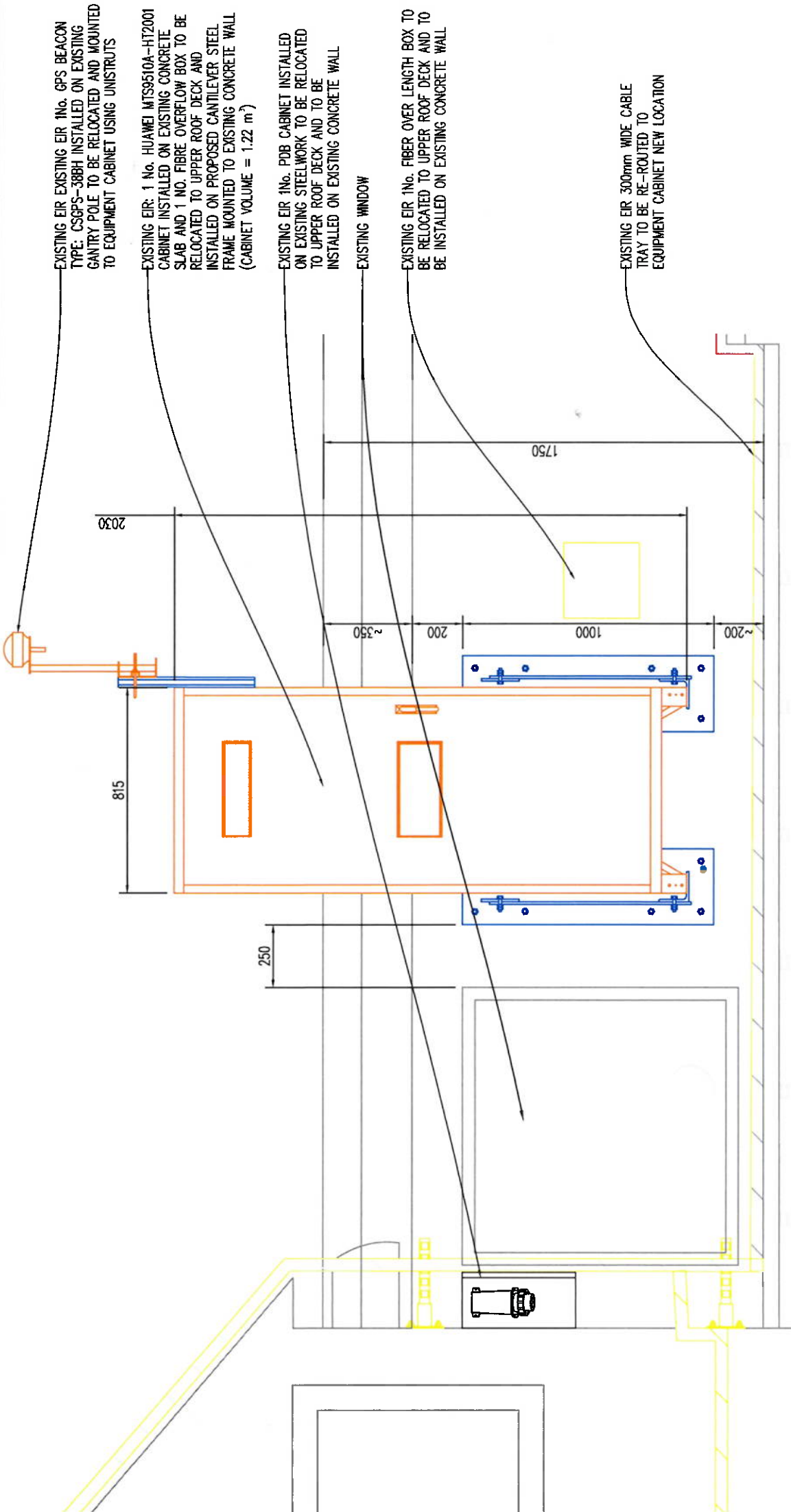
Rev. -

SCALE 1:20

EQUIPMENT DETAILS - PLAN

EQUIPMENT LAYOUT - ELEVATION

SCALE 1:20



GENERAL NOTES

- 1. All dimensions to be in mm unless specified otherwise.
- 2. Do not scale
- 3. All works to be carried out in strict accordance with project specifications.
- 4. All works to be in accordance with the relevant & current health and safety legislation.
- 5. Specification of the works to be the noted British standard or the equivalent Irish standard
- 6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.

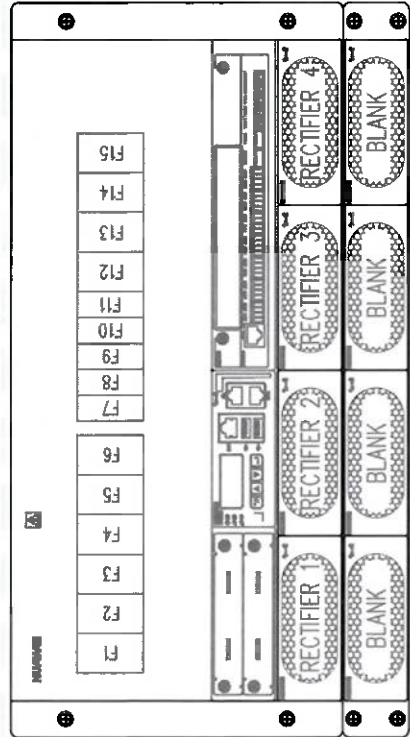


PHOENIX TOWER
INTERNATIONAL

Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05.05.23	ECB	SD



MCB NUMBER	CONNECTED LOAD	CURRENT RATING
LLVD		
F1	TO DCDB	125 Amp
F2	SPARE	100 Amp
F3	SPARE	100 Amp
F4	SPARE	100 Amp
F5	SPARE	100 Amp
BLVD		
F6	TO DCDB	125 Amp
F7	BVDC A PWR1	100 Amp
F8	BVDC A PWR2	100 Amp
F9	BVDC B PWR1	100 Amp
F10	BVDC B PWR2	100 Amp
F11	DC FAN CONTROLLER	32 Amp
BAT 1	BATTERY 1	125 Amp
BAT 2	BATTERY 2 (NOT IN USE)	125 Amp

MCB NUMBER	CONNECTED LOAD	CURRENT RATING
BLVD		
F1	LIGHT	16 Amp
F2	TX EQUIPMENT	32 Amp
F3	SPARE	32 Amp
F4	SPARE	32 Amp
F5	SPARE	32 Amp
F6	TO DCDB	63 Amp
LLVD		
F7	TO DCDB	32 Amp
F8	SPARE	32 Amp
F9	SPARE	32 Amp
F10	SPARE	32 Amp
F11	SPARE	32 Amp
BAT 1	SPARE	32 Amp
BAT 2	SPARE	63 Amp
BAT 2	SPARE	63 Amp

EXISTING EIR 1No. MTS9510A-HT2001
CABINET

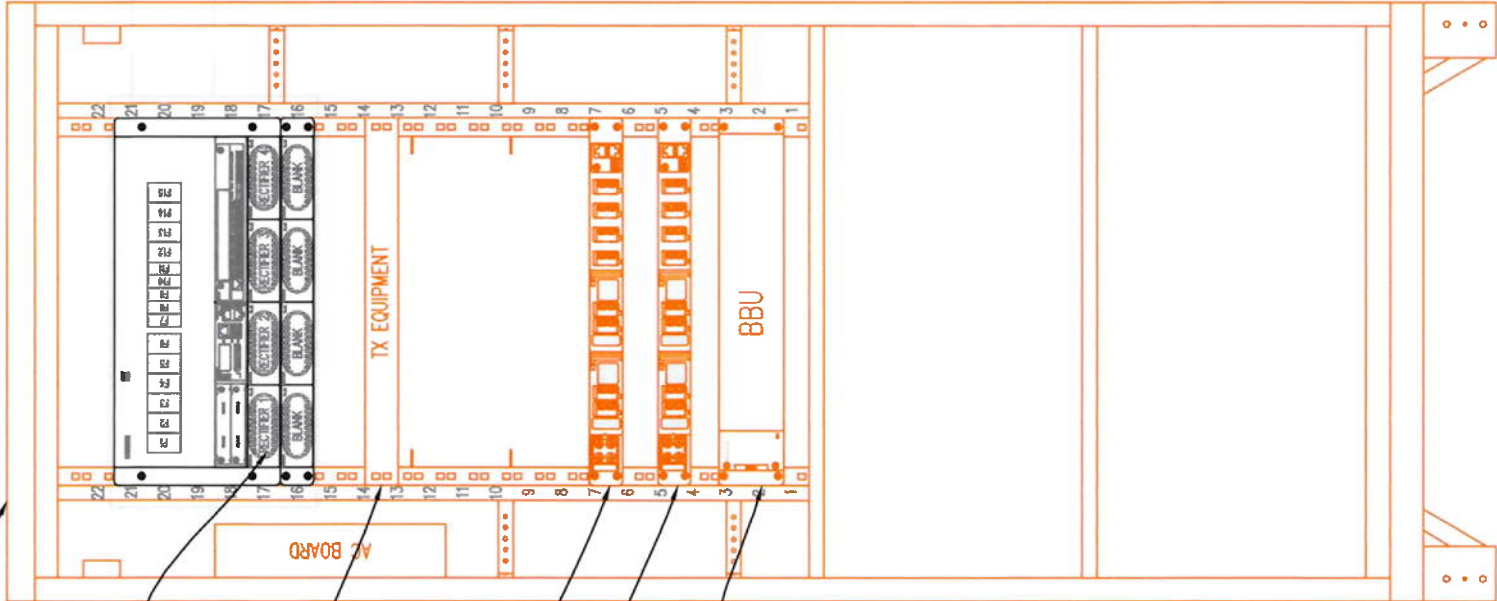
EXISTING 1No. HUAWEI 24kW
PSU WITH 4No. 3kW RECTIFIERS

EXISTING TX EQUIPMENT

EXISTING 1No. BVDC A

EXISTING 1No. BVDC B

EXISTING 1No. HUAWEI BBU 5900



EXISTING EIR MOBILE HUAWEI OUTDOOR CABINET
SCALE 1:20

Site Name
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID
IE-CO-1064

Operator 1
-

Operator 2
-

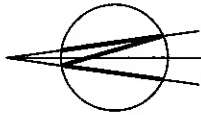
Operator 3
-

Structure Details
Type: Rooftop
Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
EQUIPMENT DETAILS 2

Designed SD
Drawn ECD
Date: 05/05/2026
Scale: AS SHOWN

Dwg No.
IE-CO-1064-DD-08
Rev.
-



GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale.
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard.
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.

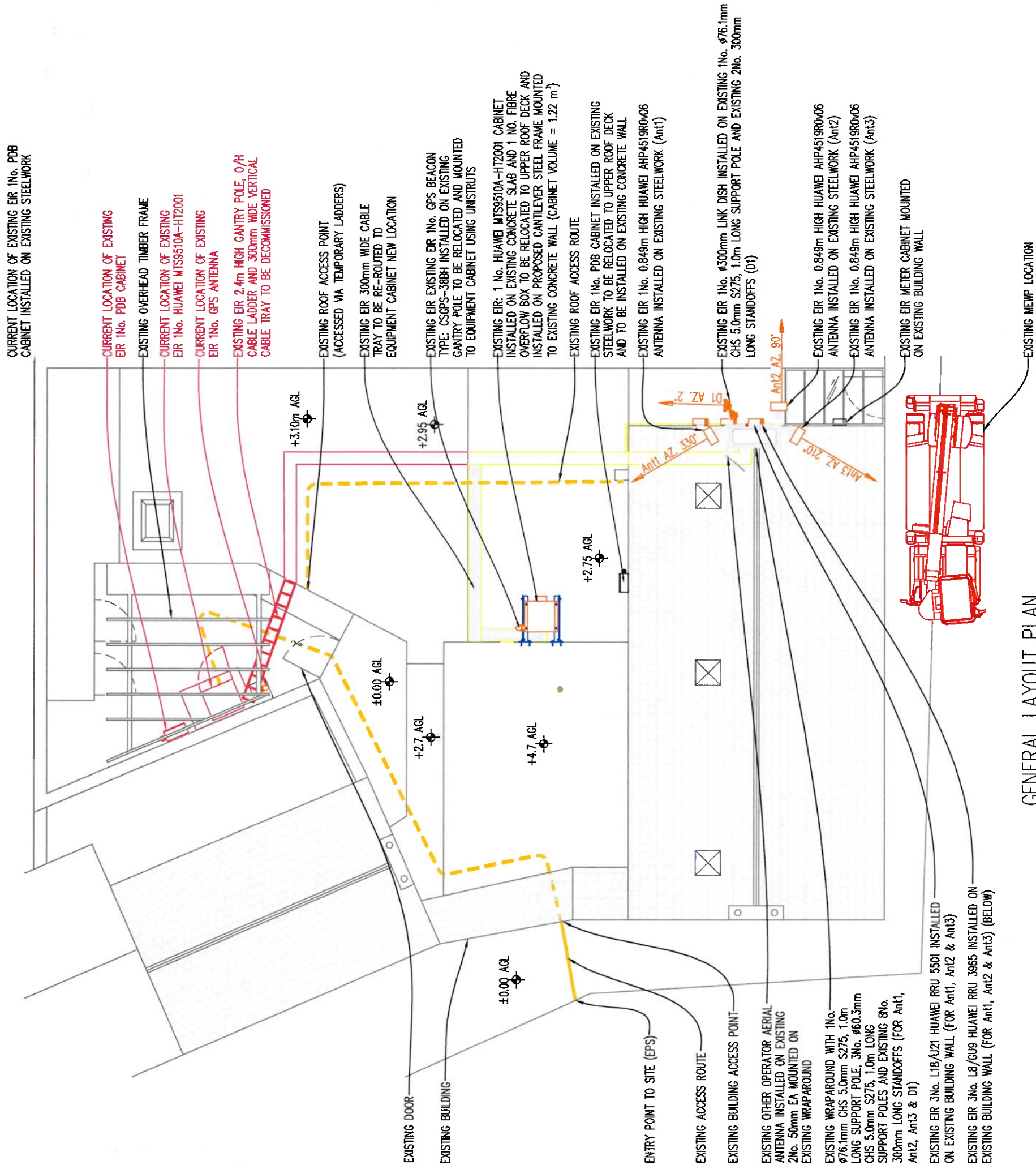


PHOENIX TOWER
INTERNATIONAL



CONSTRUCTION

No.	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05/05/2026	ECJ	SD



GENERAL LAYOUT PLAN

SCALE 1:100

Site Name
ANNIE'S BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID
IE-CO-1064

Operator 1
-

Operator 2
-

Operator 3
-

Structure Details
Type: Rooftop
Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
GENERAL LAYOUT PLAN

Designed	SD	Drawn	ECJ	Date	05/05/2026	Scale	AS SHOWN
Dwg No.						IE-CO-1064-DD-04	Rev

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



CONSTRUCTION

No.	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05.05.2026	ECG	SD

Site Name
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID
IE-CO-1064

Operator 1
-

Operator 2
-

Operator 3
-

Structure Details
Type: Rooftop

Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
HEALTH & SAFETY SIGNAGE

Designed	SD	Drawn	ECG	Date	05/05/2026	Scale	AS SHOWN
Dwg No.	IE-CO-1064-DD-15	Rev.	-				

5	MANDATORY SIGNS	Comments	Possible Location	Sign Size
5.9		To inform personnel that excavation by hand is required	At the location where the sign is provided	100x150
5.10		To inform those accessing the site that MEWP is required to access work of height	At the entrance to area where signage applies	100x150
5.11		To inform that there is a specific requirement for work on this site	At the entrance to area where signage applies	100x150
5.12		NOTE: Wording for sign must included on Drawing. Example of sign in use	At the entrance to area where signage applies	100x150

6	Multiple Varied Signage	Comments	Possible Location	Sign Size
6.1	 OR OR 	To inform personnel of requirement to switch off the site light when exiting the site	Cabin doors, inside of the cabin, cabinets, outdoor electrical cabinets, adjacent to site light	100x150
6.2	 OR 	To inform personnel of multiple instructions, cautions and prohibitions. Note: This template can be used to inform personnel of information listed in above sections and can be made up of any combination of signs.	At the entrance to where the signage applies	100x150
6.3	 OR OR 	To inform personnel of multiple instructions, cautions and prohibitions. Note: This template can be used to inform personnel of information listed in above sections and can be made up of any combination of signs.	At the entrance to where the signage applies	200x300

4	Prohibited Access	Comments	Possible Location	Sign Size
4.1		To inform personnel that they must be authorized to enter an area.	At entrance to area where signage applies	100x150
4.2		To inform personnel that pacemaker must not enter an area.	At entrance to area where signage applies	100x150
4.3		To inform personnel that the structure is not suitable for climbing	At entrance to area where signage applies	100x150
4.4		To inform personnel that personnel hoists or signage leg's must not be used	At entrance to area where signage applies	100x150
4.5		To inform personnel that ladders must be used to gain access to heights	At entrance to area where signage applies	100x150
4.6		To inform that there is a specific prohibition in place where sign must included on Drawing.	At entrance to area where signage applies	100x150
4.7		Example of sign in use	At entrance to area where signage applies	100x150

5	Prohibited Access	Comments	Possible Location	Sign Size
5.1		To inform personnel to wear a hard hat.	At entrance to area where PPE is required	100x150
5.2		To inform personnel to wear a hi-visibility vest.	At entrance to area where PPE is required	100x150
5.3		To inform personnel to wear safety boots.	At entrance to area where PPE is required	100x150
5.4		To inform personnel to wear ear protection.	At entrance to area where PPE is required	100x150
5.5		To inform personnel to wear hand protection.	At entrance to area where PPE is required	100x150
5.6		To inform personnel to wear eye protection.	At entrance to area where PPE is required	100x150
5.7		To inform personnel to wear a safety harness.	At entrance to area where PPE is required	100x150
5.8		To identify where a safety harness can be anchored.	At entrance to area where PPE is required	100x150

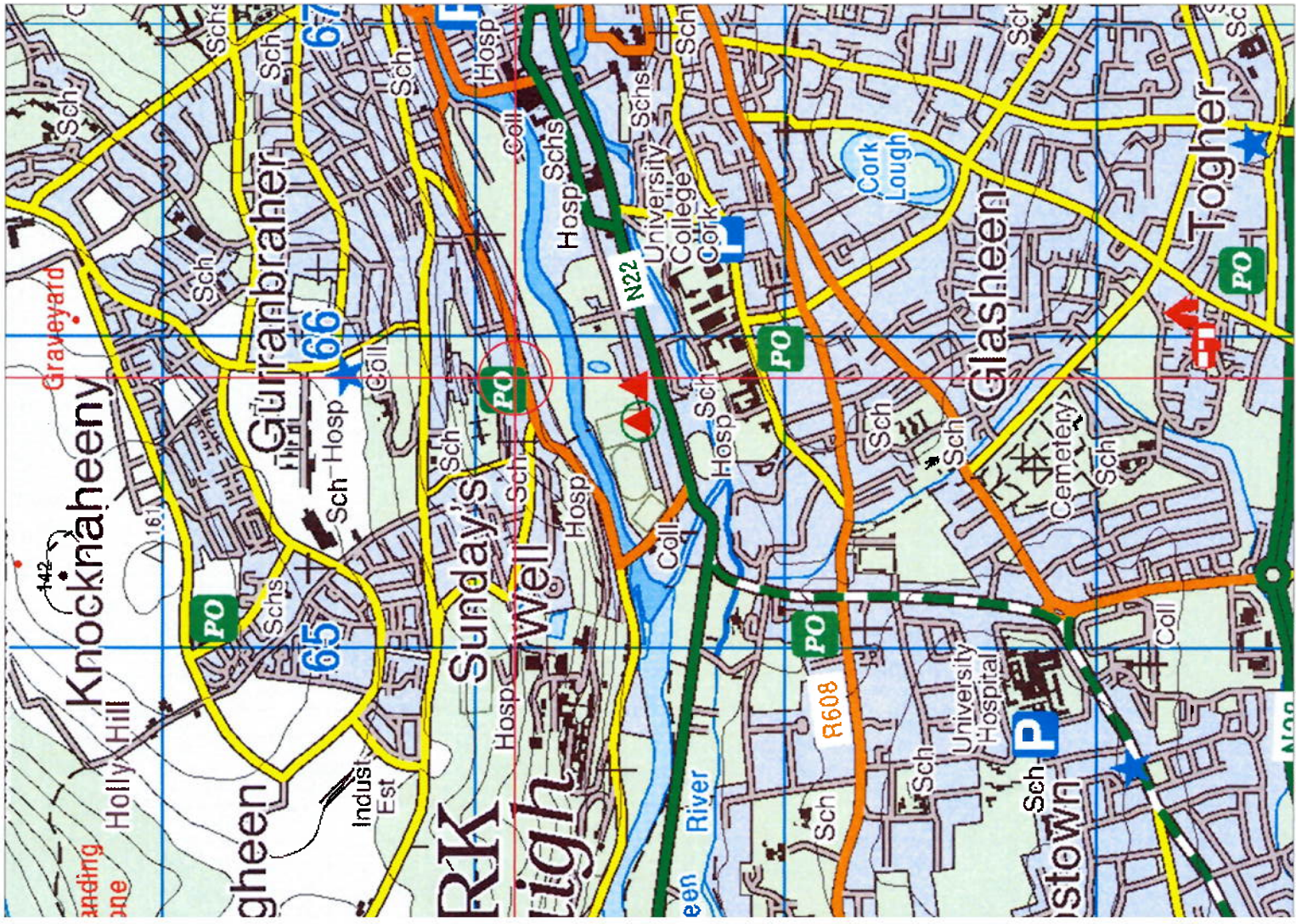
3	Caution Signs (Continued)	Comments	Possible Location	Sign Size
3.1		To warn of electrical risk.	On electrical cabinets or on any point that contains electricity.	100x150
3.2		To warn of electrical cables.	At eye level below overhead electrical cables.	100x150
3.3		To warn of buried electrical cables or other services.	At eye level above buried electrical cables or other services.	100x150
3.4		To warn of tripping hazards.	Before the trip hazard.	100x150
3.5		To warn of slippery surfaces.	In the vicinity of the slippery surface	100x150
3.6		To warn of a fragile roof.	At access point / entrance to roof	100x150
3.7		To warn of unguarded edges or openings.	In area before the fall hazard.	100x150
3.8		To warn of dangers in a site. NOTE: Wording can be added to this sign to detail any hazards	At areas where there is a risk.	100x150
3.9		To warn of the presence of radio waves.	In the vicinity of radio waves.	100x150
3.10		To warn of RF antennas.	Under the antennas.	100x150
3.11		To warn of the presence of electromagnetic fields.	At entrance to site or beside source.	100x150
3.12		To warn of the presence of telecommunication equipment.	At entrance to telecommunication source.	100x150

1	Access Signs	Comments	Possible Location	Sign Size
1.1	 	To warn persons that there are electromagnetic fields and to notify people with pacemakers that they are not allowed access to the site. NOTE: This is a minimum requirement on all sites.	Entrance to rooftop Entrance to greenfield site	100x150 200x300
1.2	 	To be used if it is decided not to display that there are electromagnetic fields as outlined in sign 1.1	Entrance to rooftop Entrance to greenfield site	100x150 200x300
1.3	 	To be used if Signs in 1.1 or 1.2 are not considered appropriate due to local concerns	Entrance to rooftop Entrance to greenfield site	100x150 200x300
1.4		To be used following Design Risk Assessment where other signs in 1.1, 1.2 or 1.3 are not considered appropriate. Additional risk control or signage may be required. This sign can also be used to prohibit access to areas on site	Entrance to a prohibited area	100x150

2	Electromagnetic Field and Radio Frequency	Comments	Possible Location	Sign Size
2.1	 	To prohibit close proximity access to RF antenna	On or under antennas	100x150
2.2	 	To prohibit close proximity access to Radio Waves	At perimeter of restricted area	100x150
2.3	 	To warn of close proximity to Radio transmitter operating zones	Under antennas	100x150

OS LOCATION MAP

SCALE 1:20000



OS Maps, 1:50000 with the permission of the Ordnance Survey of Ireland. License No. CYAL50500501

SITE PHOTOGRAPHS



Image 1. Elevation



Image 2. Existing Location of EIR Equipment Cabinet



Image 3. Proposed Location of EIR Equipment Cabinet

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL

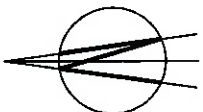


Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05/05/23	ECD	SD

Site Name	ANNIES BAR 89 SUNDAYS WELL ROAD CORK CITY Co. CORK
PTI ID	IE-CO-1064
Operator 1	-
Operator 2	-
Operator 3	-
Structure Details	Unit: 0.07m



GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise
2. Do not scale
3. All works to be carried out in strict accordance with project specifications
4. All works to be in accordance with the relevant & current health and safety legislation
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



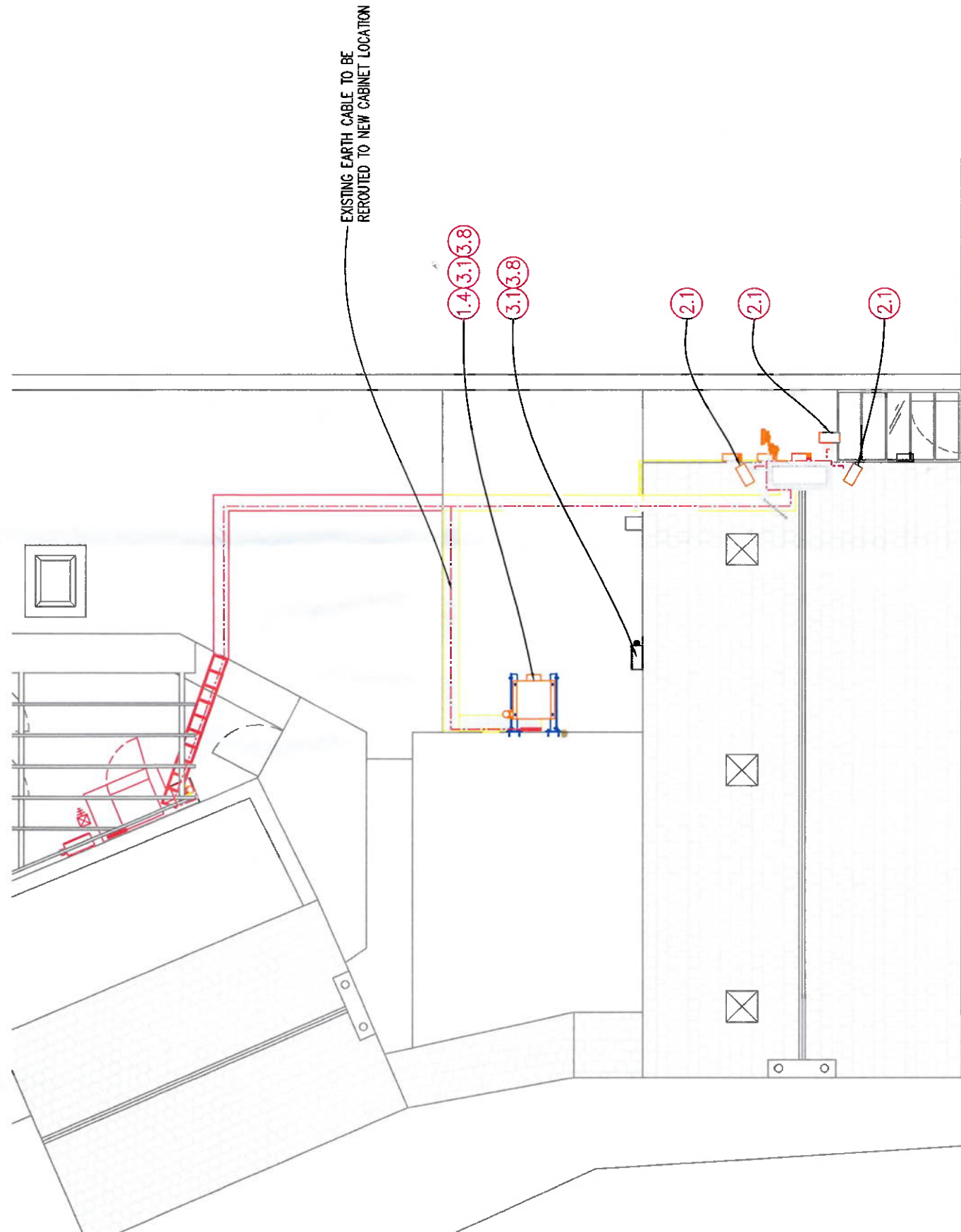
PHOENIX TOWER
INTERNATIONAL



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Chd
1	CONSTRUCTION DRAWING	05/05/2026	ECD	SD



SAFETY SIGNAGE & LIGHTNING PROTECTION PLAN
SCALE 1:100

Site Name
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID	IE-CO-1064
Operator 1	-
Operator 2	-
Operator 3	-

Structure Details
Type: Rooftop
Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
SIGNAGE & LIGHTNING PROTECTION

Designed	SD	Drawn	ECD	Date	05/05/2026	Scale	AS SHOWN
Dwg No.	IE-CO-1064-DD-16	Rev.	-				

- ALL EXISTING EQUIPMENT CONNECTED TO EXISTING EARTHING SYSTEM
- 35mm² EARTH CABLE USED FOR CONNECTION NEW EQUIPMENT TO EXISTING EARTH BARS
- EXISTING PSU CONNECTED TO EXISTING EARTH BAR BEHIND CABINET
- EXISTING FIBRES & DC CABLES EARTHED TO EXISTING EARTH BAR AT ANTENNA LEVEL AND CABINET LEVEL

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Clk
-	CONSTRUCTION DRAWING	05/05/2026	ECG SD	

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID IE-CO-1064

Operator 1

Operator 2

Operator 3

Structure Details

Type: Rooftop

Height: 8.37m

Title

MOBILE TELECOMMUNICATIONS
INSTALLATION
STEELWORK DETAILS 1

Drawn SD

Date 05/05/2026

Scale AS SHOWN

Rev -

IE-CO-1064-DD-09

EXISTING OTHER OPERATOR SUPPORT POLE
INSTALLED ON EXISTING 2No. 50mm EA

EXISTING 1No. UC50/60 U-CLAMP ASSEMBLY
(2No. EACH SUPPORT POLE)

EXISTING 1No. #60.3mm CHS, 5.0mm S275,
1.0m LONG SUPPORT POLE FOR Ant1

EXISTING 1No. UC50/76 U-CLAMP ASSEMBLY
(2No. EACH SUPPORT POLE)

EXISTING 1No. #76.1mm CHS, 5.0mm S275,
1.0m LONG SUPPORT POLE FOR D1

EXISTING OTHER OPERATOR SUPPORT POLE
INSTALLED ON EXISTING 2No. 50mm EA

EXISTING 2No. 50mm EA, 300mm LONG
INSTALLED ON EXISTING WRAPAROUND

EXISTING 1No. UC50/60 U-CLAMP ASSEMBLY
(2No. EACH SUPPORT POLE)

EXISTING 1No. #60.3mm CHS, 5.0mm S275,
1.0m LONG SUPPORT POLE FOR Ant1

EXISTING 1No. UC50/76 U-CLAMP ASSEMBLY
(2No. EACH SUPPORT POLE)

EXISTING 1No. #76.1mm CHS, 5.0mm
S275, 1.0m LONG SUPPORT POLE FOR D1

Ant1, Ant2, Ant3 & D1 STEELWORK DETAILS- ELEVATION A-A

SCALE 1:10

Ant1, Ant2, Ant3 & D1 STEELWORK DETAILS - PLAN

SCALE 1:10

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of work and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



CONSTRUCTION

No.	Revision	Date	By	Chd
1	CONSTRUCTION DRAWING	05/05/2026	EC	SD

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID IE-CO-1064

Operator 1

Operator 2

Operator 3

Structure Details

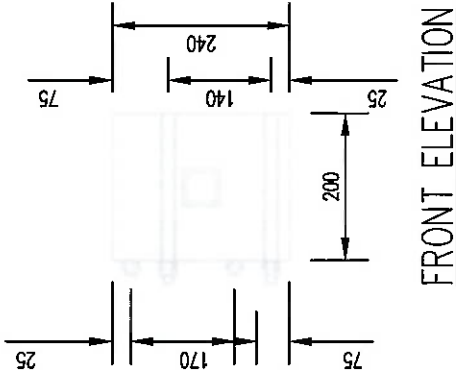
Type: Rooftop Height: 8.37m

Title

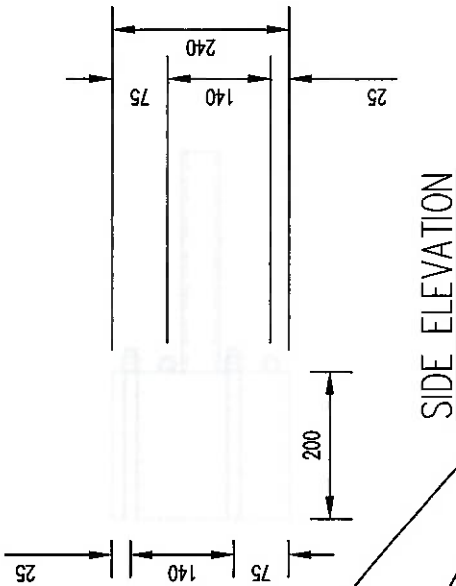
MOBILE TELECOMMUNICATIONS
INSTALLATION
STEELWORK DETAILS 2

Designed SD Drawn EC Date 05/05/2026 Scale AS SHOWN

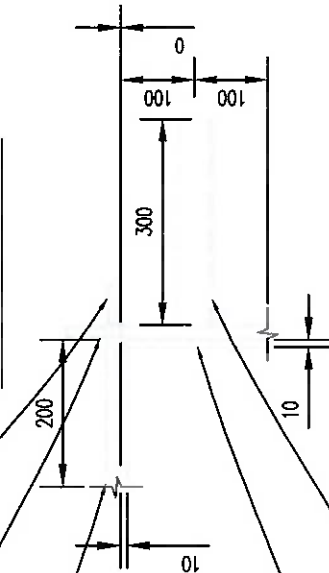
Dwg No. IE-CO-1064-DD-10 Rev. -



FRONT ELEVATION



SIDE ELEVATION



PLAN

"L PLATE" DETAILS

SCALE 1:10

EXISTING 8No. M16 THREADED BARS 750mm LONG USED FOR CONNECTING PLATES ALONG THE SHORTER SIDE OF THE CHIMNEY

EXISTING 8No. M16 THREADED BARS 1500mm LONG USED FOR CONNECTING PLATES ALONG THE LONGER SIDE OF THE CHIMNEY

EXISTING M16 CYLINDERS 300mm LONG WELDED TO EXISTING "L PLATES" TO ACCOMMODATE M16 THREADED BARS AND TO ALLOW CONNECTION & TIGHTENING WRAP AROUND EXISTING CHIMNEY

10mm THICK "L PLATE"

EXISTING SHS 50x50x5/300mm LONG BOX IRON WELDED ON "L PLATE"

EXISTING 8No. M16 THREADED BARS 750mm LONG USED FOR CONNECTING PLATES ALONG THE SHORTER SIDE OF THE CHIMNEY

"L PLATES"

EXISTING 8No. M16 THREADED BARS 1500mm LONG USED FOR CONNECTING PLATES ALONG THE LONGER SIDE OF THE CHIMNEY

EXISTING 2No. 50mm EA. 300mm LONG INSTALLED ON EXISTING WRAP AROUND

EXISTING OTHER OPERATOR SUPPORT POLE INSTALLED ON EXISTING 2No. 50mm EA

ANTENNA & DISH WRAP AROUND DETAILS - PLAN

SCALE 1:8

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale.
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL

Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Chd
-	CONSTRUCTION DRAWING	05.05.23	ECD	SD

Site Name

ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
CO. CORK

PTI ID IE-CO-1064

Operator 1 -

Operator 2 -

Operator 3 -

Structure Details

Type: Rooftop Height: 8.37m

Title

MOBILE TELECOMMUNICATIONS
INSTALLATION
STEELWORK DETAILS 3

Designed SD

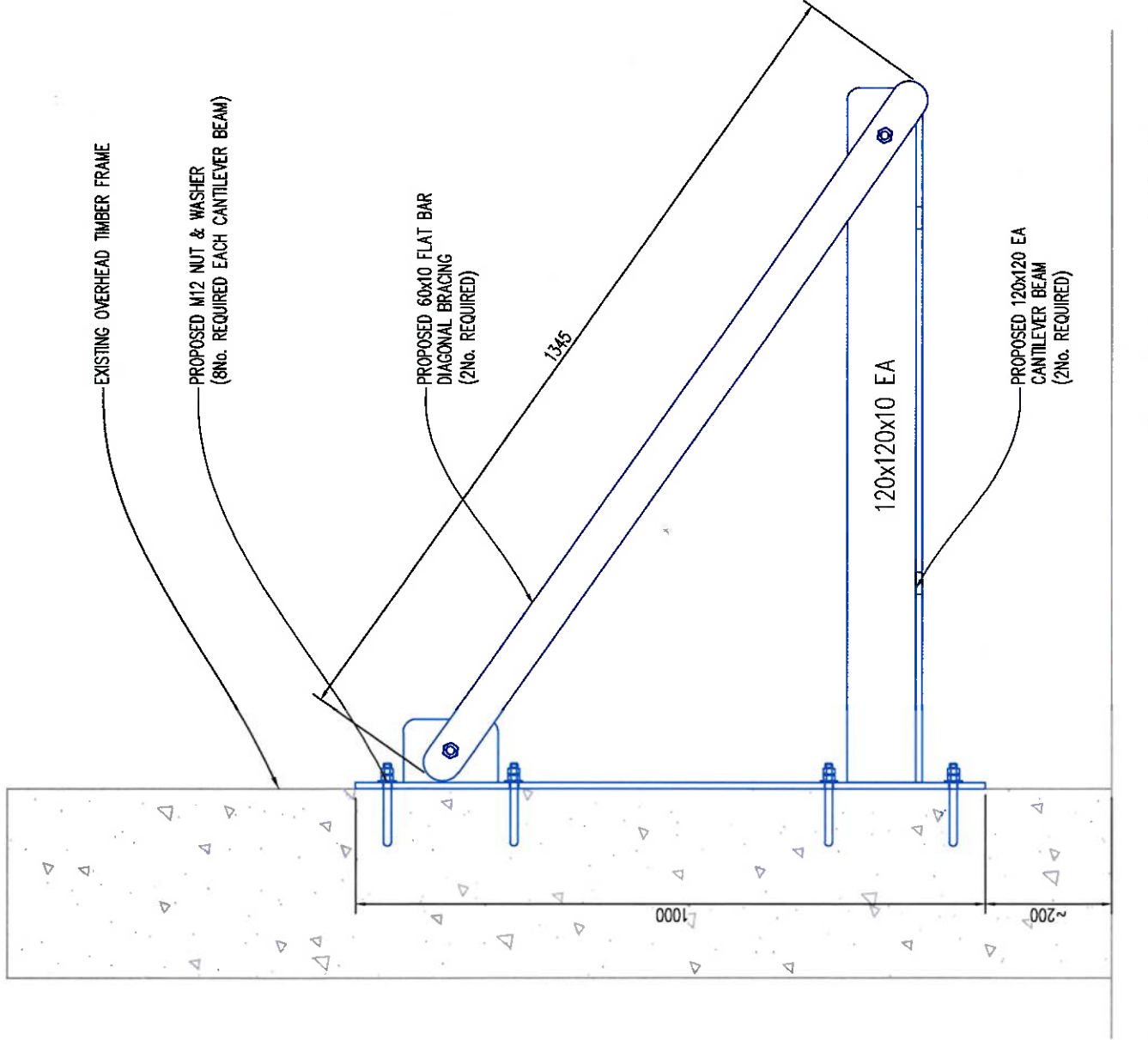
Drawn ECD

Date: 05/05/2026

Scale: AS SHOWN

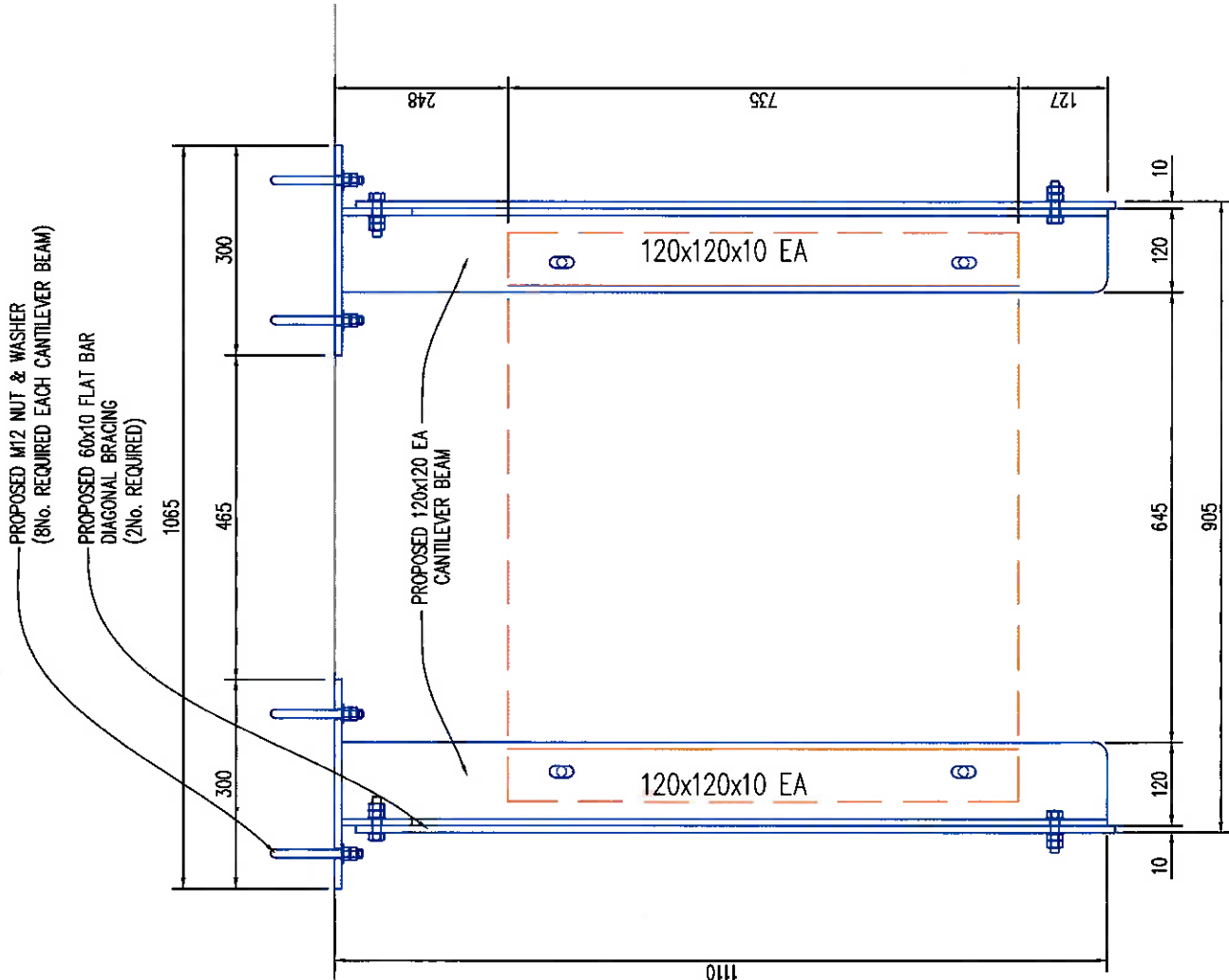
Dwg No. IE-CO-1064-DD-11

Rev. -



PROPOSED CABINET CANTILEVER STEEL BEAM DETAILS – SIDE ELEVATION

SCALE 1:10



PROPOSED CABINET CANTILEVER STEEL BEAM DETAILS – PLAN

SCALE 1:10

GENERAL NOTES

1. All dimensions to be in mm unless specified otherwise.
2. Do not scale.
3. All works to be carried out in strict accordance with project specifications.
4. All works to be in accordance with the relevant & current health and safety legislation.
5. Specification of the works to be the noted British standard or the equivalent Irish standard.
6. This drawing read in conjunction with the relevant scope of works and all relevant engineers and specialist drawings.



PHOENIX TOWER
INTERNATIONAL



Optimum
UTILITIES AND CIVILS

CONSTRUCTION

No.	Revision	Date	By	Ckd
1	CONSTRUCTION DRAWING	05/05/2026	ECD	SD

Site Name
ANNIES BAR
89 SUNDAYS WELL ROAD
CORK CITY
Co. CORK

PTI ID
IE-CO-1064

Operator 1
-

Operator 2
-

Operator 3
-

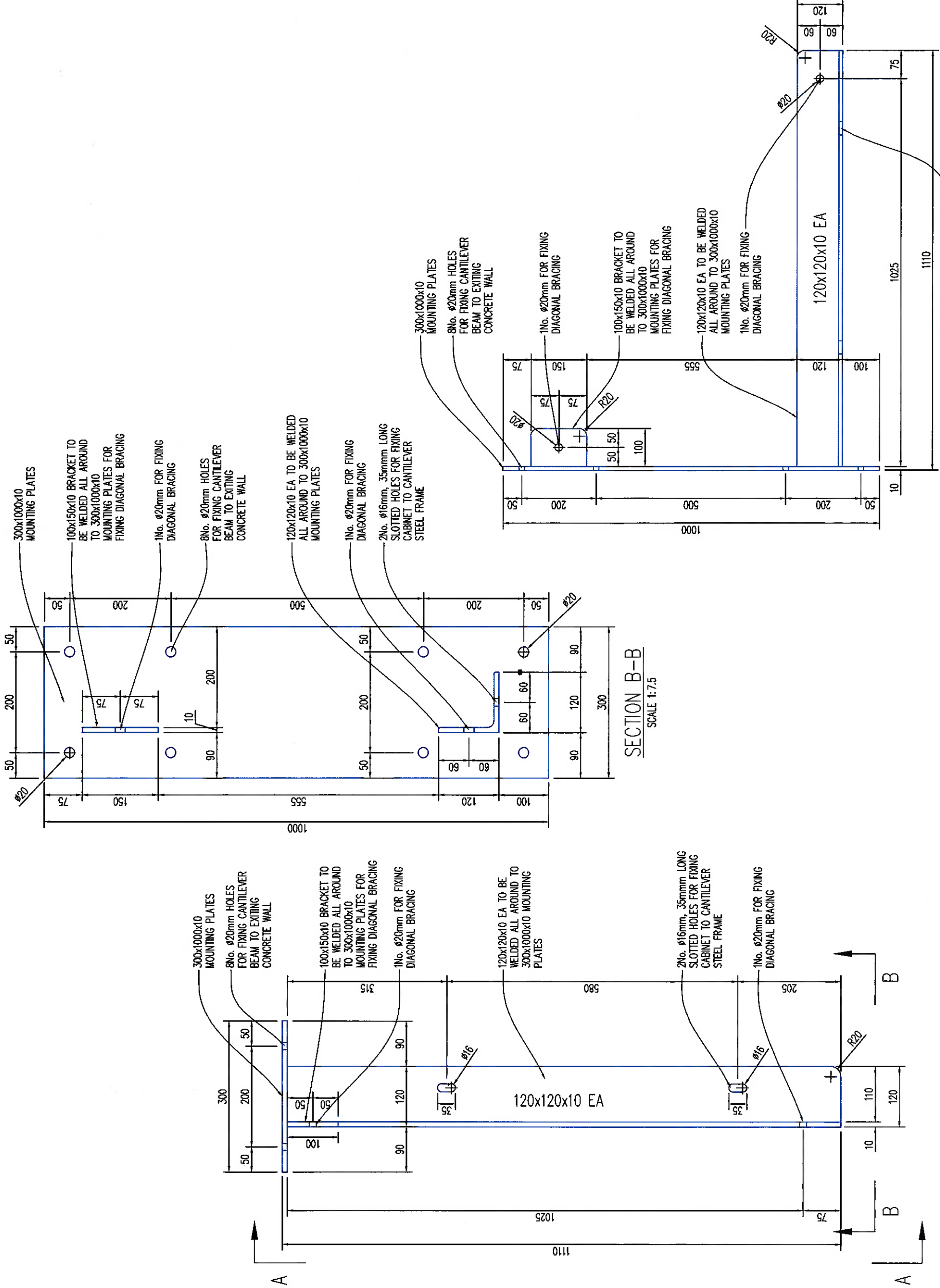
Structure Details
Type: Rooftop

Height: 8.37m

Title
MOBILE TELECOMMUNICATIONS
INSTALLATION
STEELWORK DETAILS 4

Designed SD
Drawn ECD
Date 05/05/2026
Scale AS SHOWN

Drawn No. IE-CO-1064-DD-12
Rev. -



CANTILEVER BEAM DETAILS - TOP

2No. REQUIRED (TYP.)

SCALE 1:7.5

SECTION A-A

SCALE 1:7.5