



Delap & Waller

Old Connaught Phase A1 LRD

Telecom Report

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Table of Contents

Contents

- 1.0 INTRODUCTION 4**
 - 1.1 Scope 4
 - 1.2 Design Objective 4
- 2.0 EXISTING TELECOM SERVICE AVAILABILITY 4**
 - 2.1 SIRO Network 5
 - 2.2 Virgin Media Network 6
 - 2.3 Eir Network 7
- 3.0 PROPOSED TELECOM SERVICING STRATEGY 8**
 - 3.1 SIRO Connection Strategy 8
 - 3.2 Virgin Media Connection Strategy 8
 - 3.3 Eir Connection Strategy 8
 - 3.4 On-Site Distribution and Unit Connections 8
- 4.0 INSTALLATION AND COORDINATION REQUIREMENTS 9**
- 5.0 APPENDICES – TELECOM UTILITIES MAPS 10**

Table of Figures

Figure 1:Proposed SIRO Connection Point and Route From Old Connaught Road 5

Figure 2: Proposed Virgin Media Connection Route From The Existing Estate, Across The
Motorway Bridge, To The Site Side Chamber 6

Figure 3: Proposed Eir Connection Point, JB4 Chamber Interface and 110 mm Duct Route
Along The Site 7

1.0 INTRODUCTION

1.1 Scope

Delap and Waller Ltd. have been appointed by Old Connaught to develop the telecom servicing strategy for the proposed new housing development in the Bray / Old Connaught Road area. This report outlines how external telecommunications services are intended to be brought to the site and distributed to the proposed residential units.

The strategy has been developed from the available telecom provider information and the marked-up layouts provided for SIRO, Virgin Media and Eir. The purpose of this report is to set out the proposed connection points, duct routes, chamber interfaces and general distribution approach for each provider.

1.2 Design Objective

The telecom strategy is to provide suitable infrastructure for multiple telecom service providers so that the development can be served by high-speed fibre/broadband services. The proposed arrangement is to connect into existing provider infrastructure in the surrounding public road network and extend dedicated ducting and chambers into the development for distribution to the individual units.

The final routing, chamber locations, duct sizing and connection details will be subject to confirmation by the relevant utility providers, detailed design coordination and any required road opening, wayleave or third-party approvals.

2.0 EXISTING TELECOM SERVICE AVAILABILITY

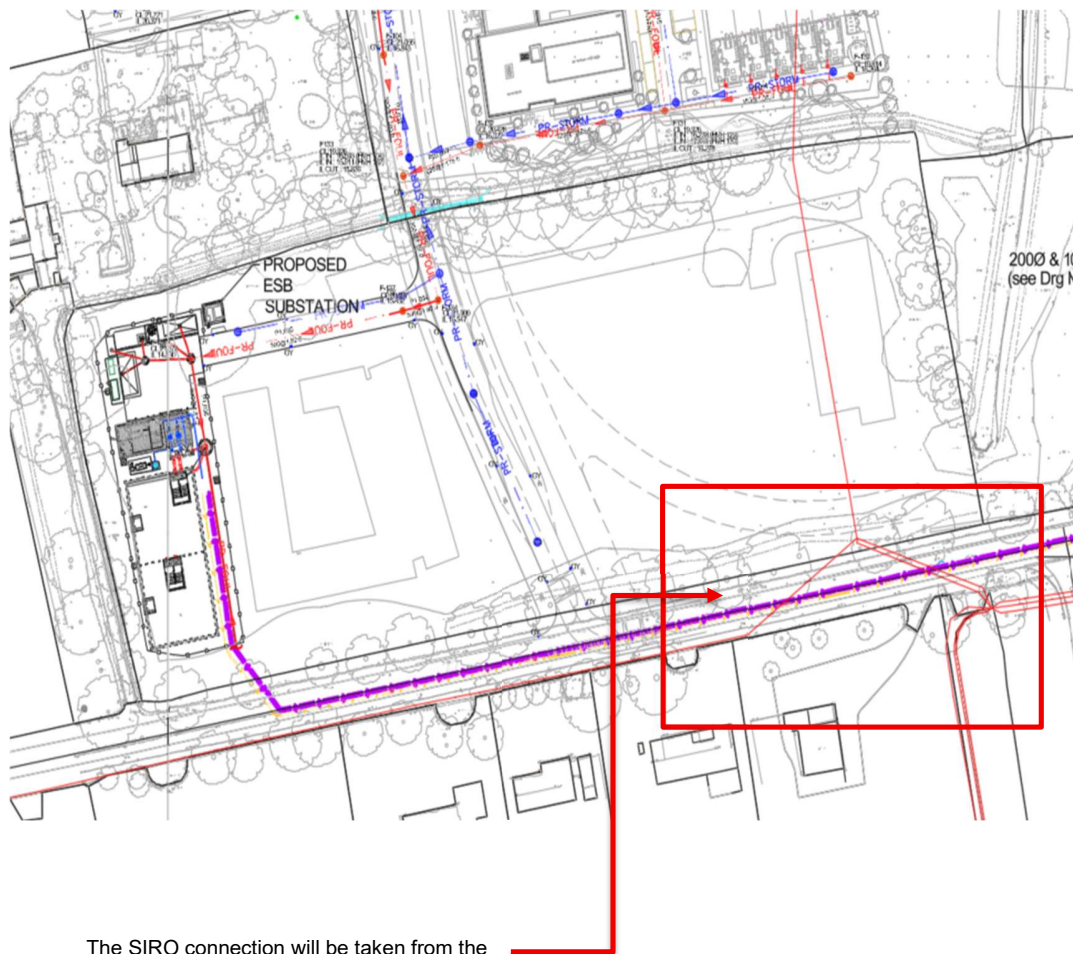
A review has been carried out of the available telecom information in the vicinity of the site. Existing telecom networks are present along Old Connaught Road and within the neighbouring residential development to the east of the motorway bridge. These existing networks provide potential connection points for the new development.

The main providers considered at this stage are SIRO, Virgin Media and Eir. Each provider will require a separate interface to their existing network and a coordinated duct route into the proposed development.

2.1 SIRO Network

The SIRO connection is proposed to be taken from an existing ESB underground chamber located on Old Connaught Road. From this point, the SIRO fibre ducting is intended to follow the existing ESB ducting route along the site frontage and then be extended as required to serve the new development.

This approach allows the SIRO fibre route to make use of the existing utility corridor along Old Connaught Road, reducing the need for unnecessary new off-site routing where practical. The SIRO route will then form a primary fibre distribution route from which individual unit connections can be made.



The SIRO connection will be taken from the existing ESB underground and chamber located on Old Connaught Road. From this point, the SIRO fibre ducting will follow the ESB ducting route along the site and will be distributed to each unit as required. This arrangement will provide fibre connectivity throughout the development, with each unit served from the main SIRO route.

Figure 1: Proposed SIRO Connection Point and Route from Old Connaught Road.

2.2 Virgin Media Network

The proposed Virgin Media connection point is located on the opposite side of the motorway bridge, within the nearby existing estate. The Virgin Media feed will be brought from the existing network in this area and routed back towards the new development.

The current strategy is to connect a new proposed 110 mm duct into an existing Virgin Media chamber and continue this duct to a new proposed FW3 chamber. From the FW3 chamber, the duct route will cross the motorway bridge and connect into a new proposed JW3 chamber on the development side. This arrangement will provide a dedicated Virgin Media route back to the site and allow fibre cables to be distributed up along the development as required.

The bridge crossing and chamber positions will require detailed coordination with the civil design, the road authority, the service provider and any relevant third-party landowners. The route shown is to be treated as a strategic arrangement and will be developed further once Virgin Media confirm their detailed requirements.

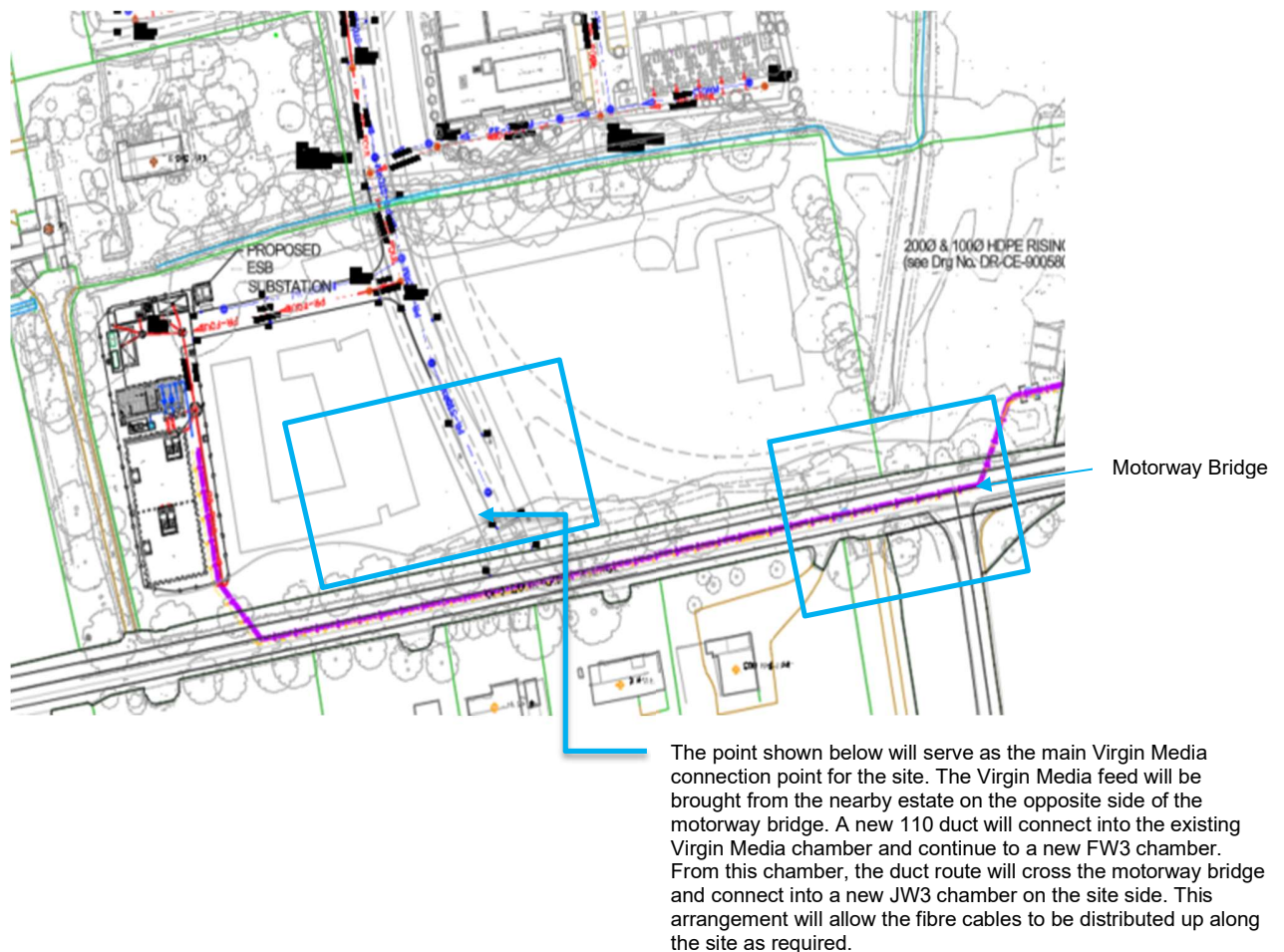


Figure 2: Proposed Virgin Media Connection Route From The Existing Estate, Across The Motorway Bridge, To The Site Side Chamber.

2.3

2.4 Eir Network

The Eir service connection is proposed to be taken from the existing Eir network on Old Connaught Road. The marked-up layout identifies a connection point for the new development where the Eir service will connect into a JB4 chamber. A new proposed 110 mm duct route will then run up along the site to provide the connection path to the new units.

The Eir infrastructure will provide a separate telecom service route for the development, independent of the SIRO and Virgin Media routes. The final Eir connection point, chamber details and duct routing will be confirmed with Eir during the detailed design and utility application process.



Figure 3: Proposed Eir Connection Point.

3.0 PROPOSED TELECOM SERVICING STRATEGY

3.1 SIRO Connection Strategy

SIRO will be brought to the development from the existing ESB underground chamber on Old Connaught Road. The SIRO ducting will follow the ESB ducting route along the site frontage and will be extended into the development to allow the fibre service to be distributed to the proposed residential units.

The SIRO design should be coordinated with ESB Networks and SIRO to confirm the exact chamber tie-in, any spare duct availability, duct proving requirements, and whether any additional chambers are required along the site frontage.

3.2 Virgin Media Connection Strategy

Virgin Media will be connected from the existing Virgin Media infrastructure in the nearby estate on the opposite side of the motorway bridge. A new 110 mm duct will connect into the existing Virgin Media chamber, continue to a new FW3 chamber, cross the motorway bridge, and connect to a new JW3 chamber on the site side.

From the site side chamber, the Virgin Media route will continue into the development so that fibre can be distributed along the internal road network and to the individual units. The motorway bridge crossing is a key interface and will require early engagement to agree the final route, installation method, access requirements and approvals.

3.3 Eir Connection Strategy

The Eir connection will be taken from the existing Eir network at the identified connection point on Old Connaught Road. The Eir service will connect into a JB4 chamber and a 110 mm duct route will be provided up along the site to allow connection to the new units.

The Eir duct route will be coordinated with the internal telecom chamber network to ensure that all dwellings can be served and that draw lengths remain suitable for cable installation.

3.4 On-Site Distribution and Unit Connections

Within the development, telecom ducting should be distributed along the proposed internal roads and service corridors. Chambers should be provided at suitable intervals, at changes in direction, at road crossings and at locations where service branches are required to serve groups of units.

Individual service ducts should be provided from the main telecom distribution route to each dwelling or unit, terminating at the agreed external building entry point or telecom intake location. The building entry arrangement should be coordinated with the architectural layouts to ensure that ducts terminate in accessible and maintainable positions.

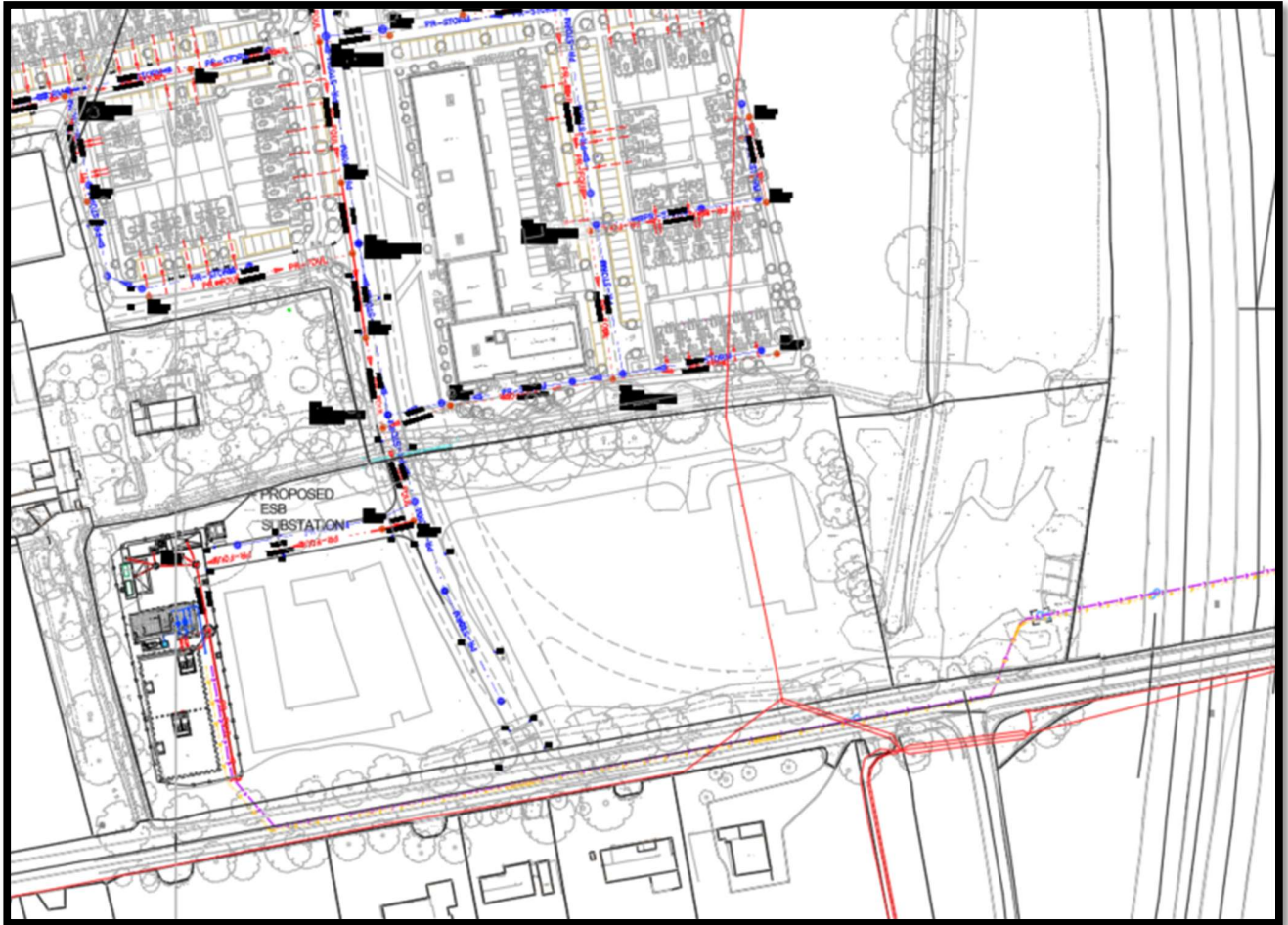
The telecom duct network should be designed to allow cable pulling, future maintenance and provider flexibility. Where multiple providers require access to similar corridors, chamber and duct layouts should be coordinated to avoid congestion and to maintain clear ownership and responsibility for each provider route.

4.0 INSTALLATION AND COORDINATION REQUIREMENTS

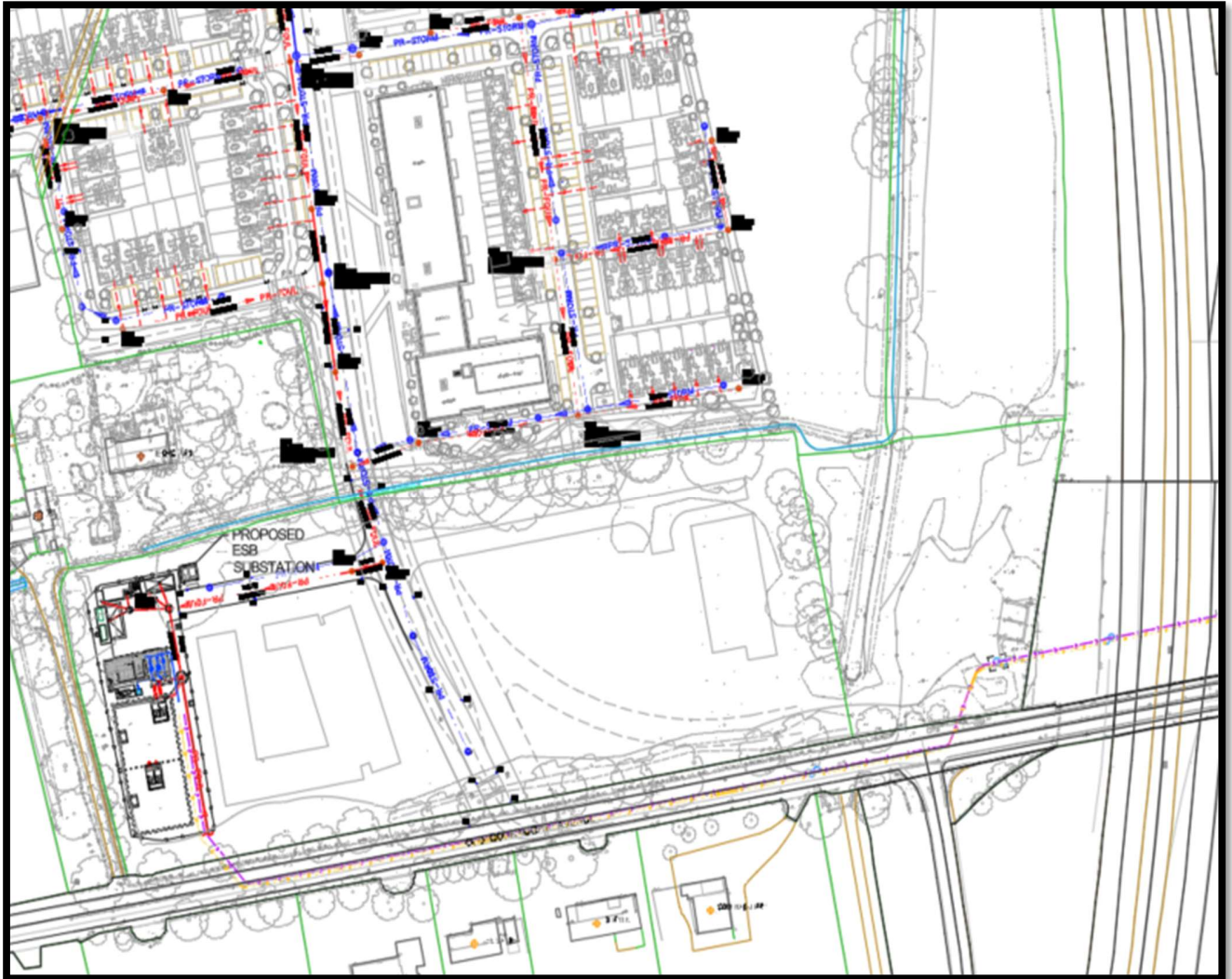
The following requirements should be incorporated into the next stage of design and coordination:

- Confirm the exact connection point and tie-in arrangement with SIRO, Virgin Media and Eir.
- Confirm provider-specific duct sizes, chamber types, separation requirements and draw distances.
- Coordinate telecom duct routes with civil, drainage, ESB, public lighting, water and other utility layouts.
- Allow for 110 mm ducts where identified on the current strategy drawings, including the Virgin Media and Eir routes noted above.
- Provide chambers at appropriate intervals and at each major change in direction to facilitate cable installation and maintenance.
- Coordinate the Virgin Media motorway bridge crossing and obtain any required approvals before construction.
- Ensure all routes are duct-proved, draw ropes are installed and as-built records are prepared following installation.
- Maintain provider access to chambers and avoid locating chambers in areas that may be obstructed by walls, landscaping, parking bays or private boundaries.

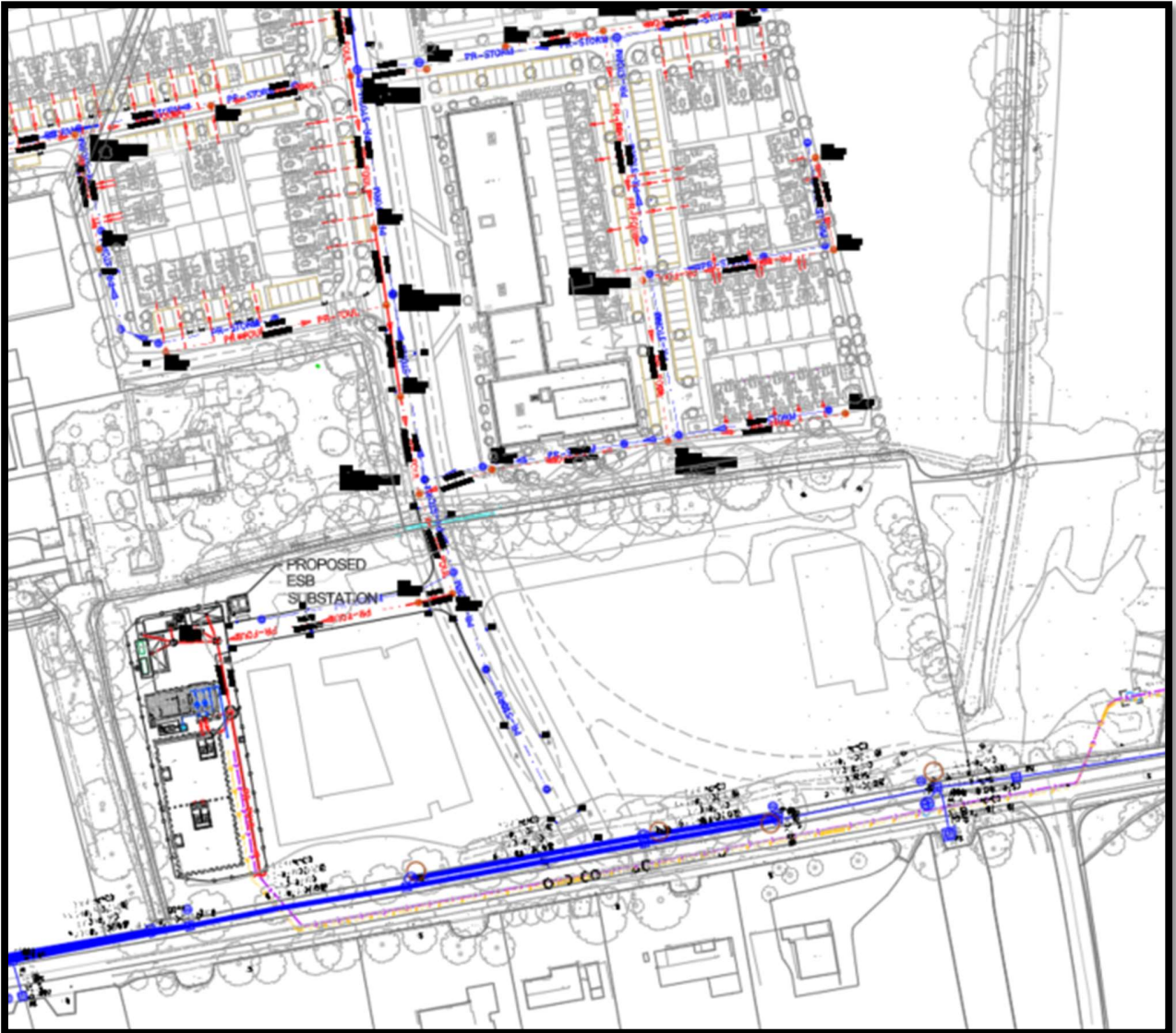
5.0 APPENDICES – TELECOM UTILITIES MAPS



SIRO MAP



VIRGIN MEDIA MAP



EIR MAP