

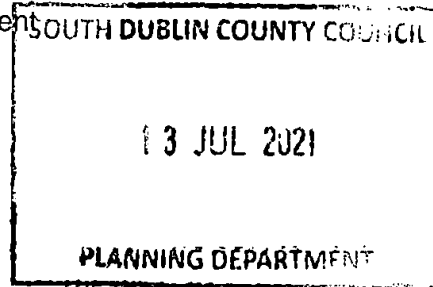


**MFRD Barrett**

12 Knocklyon Drive – Ballyroan – Dublin 16 – D16 P8Y8

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The Senior Planner  
Land Use Planning & Transportation Department  
South Dublin County Council  
County Hall  
Tallaght  
Dublin 24 D24 YNN5



10 July 2021

Dear Sir,

<b>Planning Register Reference:</b>	SD21A/0155
<b>Applicant:</b>	Ontower Ireland Limited
<b>Location:</b>	Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14
<b>Proposed Development:</b>	Replace existing 12m decommissioned chimney flue with a 20m multi-user telecommunications support structure to include antennas and dishes and all enclosed within a shroud to match the existing decommissioned chimney flue; 2 outdoor cabinets and associated site works and a proposed new flue to replace an existing flue on an existing permitted building and accessed via the existing permitted access; the development will provide improved wireless broadband services in the area.

We refer to the above application for planning permission and wish to make the following observations.

1. The proposed 20m (approximately 65½ feet) telecommunications support structure would constitute the second highest structure in the area and would be overbearing in relation to adjacent established residences and would be

1. The first part of the document  
describes the general situation  
of the company and its  
financial position.  
2. The second part of the document  
describes the company's  
operating results and its  
financial performance.  
3. The third part of the document  
describes the company's  
future prospects and its  
financial outlook.



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incongruent with the steeple of the existing Roman Catholic church, a protected structure.

If this development were to proceed, the telecommunications support structure would be the second highest structure in the vicinity and would detract from the visual amenity of the wider neighbourhood.

The proposed 20m high telecommunications support structure would have an overbearing adverse visual impact of the existing church and its height would extend over the main church roof by 6 metres.

2. The nearest property to the proposed 20m high telecommunications support structure is a crèche operating from Ballyroan Community & Youth Centre. The positioning of an almost 66 foot high structure emitting radiation adjacent to a crèche is surely not desirable on health grounds.
3. It is not readily apparent to us that the applicant has investigated other possible locations for the 20m high telecommunications support structure. The proposed tower is set in a residential setting. There are less densely populated locations at higher elevations in the area that we believe should be investigated further and could result in a similar level of telecommunications coverage with a smaller tower.

There is, for example, no evidence that the application sought to “hide” the communications antennae within the existing church spire which would eliminate the need to construct a competing high structure.

4. The planning application states that the 20m high telecommunications support structure will be a “*Multi-User Lattice tower with ladder enclosed with a shroud to match existing decommissioned chimney flue*”. However, it is not readily apparent to us as whether or not the applicant has submitted details as to the materials to be used and the finishes to be applied to such a dominating structure.
5. The 20m high telecommunications support structure, if constructed, would involve the demolition of the existing 1960s flue which itself is of architectural



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interest being constructed of mass concrete and representative of buildings of that era and is in keeping with the design and architectural appeal of the Church of the Holy Spirit.

The permission sought would see a replacement structure completely out of character with the existing flue and the adjacent protected structure.

If permission were to be granted – and we sincerely hope that is not the case – it should be conditional on retaining the existing flue and heightening it to the same form and materials as that already in place.

We strongly believe that, for the above reasons, permission should not be granted for this development.

A copy of the receipt of the fee of €20 for submission of these observations is attached to this letter.

Yours faithfully,

**MAURICE BARRETT**

**FIONNUALA BARRETT**

**RUAIRI BARRETT**

**DAVID BARRETT**



**MFRD Barrett**  
**c/o -12 Knocklyon Drive**  
**Ballyroan**  
**Dublin 16**  
**D16 P8Y8**

**Date:** 13-Jul-2021

Dear Sir/Madam,

**Register Ref:** SD21A/0155  
**Development:** Replace existing 12m decommissioned chimney flue with a 20m multi-user telecommunications support structure to include antennas and dishes and all enclosed within a shroud to match the existing decommissioned chimney flue; 2 outdoor cabinets and associated site works and a proposed new flue to replace an existing flue on an existing permitted building and accessed via the existing permitted access; the development will provide improved wireless broadband services in the area.  
**Location:** Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14  
**Applicant:** Ontower Ireland Limited  
**Application Type:** Permission  
**Date Rec'd:** 10-Jun-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, [www.sdublincoco.ie](http://www.sdublincoco.ie).

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, [www.sdublincoco.ie](http://www.sdublincoco.ie), and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

**Please note:** If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley  
for **Senior Planner**