

An Rannóg Talamhúsáide, Pleanála agus Iompair  
Land Use, Planning & Transportation Department  
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Kevin Gillespie,  
4Site Telecoms  
Raheen Business Park  
Limerick

**PLANNING & DEVELOPMENT ACT, 2000 (as amended) AND PLANNING  
REGULATIONS THEREUNDER**

<b>Decision Order Number:</b> 1053	<b>Date of Decision:</b> 04-Aug-2021
<b>Register Reference:</b> SD21A/0155	<b>Registration Date:</b> 10-Jun-2021

**Applicant:** Ontower Ireland Limited

**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

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 10-Jun-2021 in connection with the above, I wish to inform you that before the application can be considered under Section 33 of the Planning & Development Act 2000, six copies of the following ADDITIONAL INFORMATION must be submitted.

1. There are concerns with the lack of justification provided for the site selection of the proposed telecoms structure and the possibility of co-locating on existing structures or buildings in the area as well as the date that the technical report was prepared. Taking this into account and the requirements of Policy IE4 and section 11.6.2 of the CDP as well as the Planning Guidelines for Telecommunications Antennae and Support Structures (1996) and Circular Letter PL 07/12, the

applicant is requested to provide a response to the following:

- (a) Having regard to the sites location in a suburban setting the applicant is requested to have regard to section 4.3 of the Planning Guidelines for Telecommunications Antennae and Support Structures (1996) in relation to locations in the vicinity of larger towns and city suburbs and submit a full rationale as to why the proposal can not be accommodated in an industrial estate, industrially zoned land, existing commercial or retail areas including rooftops, ESB substations, taller buildings or other existing structures. The rationale should provide a detailed analysis of all these areas and structures within a 2km radius of the site.
  - (b) The applicant is requested to provide a rationale as to why the existing infrastructure that was approved under application SD20A/0042 cannot be used to co-locate given its siting only 1km away from the application site.
  - (c) The applicant is requested to submit an updated Technical Justification Report to reflect the changes in the network and its requirements as the original report was prepared in August 2019.
  - (d) Details of the materials proposed for the shroud.
2. There are concerns with the lack of information submitted in relation to the protected structure (RPS REF. 264) which is located to the south of the site. Given the height of the proposed structure and the requirements of policy HCL3 and section 11.5.2(iv) the applicant is requested to submit the following information:
    - (a) A design statement prepared by a suitably qualified individual that provides a detailed assessment of how the proposal responds to the setting, character and appearance of the Protected Structure.
    - (b) An updated Visual Impact Assessment providing a more detailed analysis of the visual impact of the structure on the Protected Structure to include more views of the both the proposed and protected structure. The assessment should provide a much wider variety of long and short views.
  3. The applicant is requested to clarify whether the co-location of equipment with other providers is possible on the proposed structure.
  4. The applicant has shown wayleaves on the proposed site layout that travel through the site and then terminate close to the proposed structure. The applicant is requested to clarify what the purpose of these wayleaves are and whether the proposed structure or any ancillary equipment including the cabinets would create any obstruction.

**NOTE:** The applicant should note that any submission made in response to the above will be examined and MAY be deemed to be SIGNIFICANT ADDITIONAL INFORMATION by the Planning Authority. In this event the applicant(s) will be subsequently notified and requested to publish a notice in an approved newspaper and erect or fix a site notice on the land or structure to which the further information relates and to submit copies of the both the newspaper and site notices to the Planning Authority in accordance with Article 35 (1) (a) and (b) of the Planning and Development Regulations 2001 (as amended).

**Note:** The applicant must submit the Further Information within **6 months** of the **date of decision**. If the information is not received within this period the planning authority shall declare the application to be withdrawn.

**Please ensure that your reply to this Request for Additional Information is accompanied by a covering letter marked “ADDITIONAL INFORMATION” and that the Planning Register Reference Number given above is quoted on the covering letter.**

Signed on behalf of South Dublin County Council

**Register Reference:** SD21A/0155

**Date:** 05-Aug-2021

Yours faithfully,

  
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for Senior Planner