



Planning Department,  
South Dublin County Council,  
County Hall,  
Town Centre  
Tallaght  
Dublin 24

3<sup>rd</sup> November 2022

**Re: Further Information Response for licence for telecommunications infrastructure at  
Ballyroan Road, Butterfield, Dublin 16  
Planning Reference: S25422/06**

Dear Sir Madam

A further information request was issued on the 15th August 2022 in respect of the above, we are pleased to provide a response as follows on behalf of our client Signal Infrastructure.

**Item 1**

An Arboricultural Assessment and Tree Survey Plan were prepared in accordance with South Dublin County Council standards by Dermot Casey Tree Care Ltd. for the proposed development area. As shown in the Report and Tree Survey Plan, the proposed development is not anticipated to impact any of the existing trees within the grass verge. There are recommendations regarding root protection measures that will be adopted and adhered to as part of the development.

We trust you find the above and attached in order and would be obliged if South Dublin County Council would issue the S254 licence and Road Opening Licence as soon as possible.

Yours sincerely,

Richard Johnson  
Project Manager  
for  
Jason Redmond and Associates

South Dublin County Council

An Rannóg Talamhúsáide, Pleanála agus Iompair

Land Use, Planning & Transportation Department

Telephone: 01 4149000 Fax: 01 4149104 Email: [planning.dept@sdblincoco.ie](mailto:planning.dept@sdblincoco.ie)

Jason Redmond & Associates  
5, Lismard Court  
Portlaoise  
Co. Laois

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

<b>Decision Order No.</b> 1036	<b>Date of Decision</b> 15-Aug-2022
<b>Register Reference</b> S25422/06	<b>Registration Date</b> 13-Apr-2022

**Applicant:** Cignal Infrastructure Ltd.  
**Development:** 18m Alpha 3.0 Streetpole Solution with antennas and ground equipment cabinet.  
**Location:** Ballyroan Road, Butterfield, Dublin 16

Dear Sir/Madam,

I wish to inform you that the Planning Authority **REQUEST ADDITIONAL INFORMATION** whether the proposed development of:

18m Alpha 3.0 Streetpole Solution with antennas and ground equipment cabinet.

is or is not Exempted Development.

I enclose a copy of Order No. PR/1036 for you information.

Yours faithfully,

  
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For Senior Planner

# Comhairle Chontae Atha Cliath Theas

PR/1036/22

## Record of Executive Business and Chief Executive's Order

- (b) the number and location of existing appliances, apparatuses or structures on, under, over or along the public road, and
- (c) the convenience and safety of road users including pedestrians.

### **Relevant National Policy**

*Circular PL 07/12 - Telecommunications Antennae & Support Structure Guidelines (March 2021)*

*Circular PL 11/2020 – Telecommunications Services – Planning Exemptions and Section 254 Licences*

*Planning Circular letter PL 07/2021 - Planning and Development Act 2000 (Section 254 - Overground Telecommunication Cables) Regulations 2021 - S.I. 422 of 2021*

### **Relevant Policy in South Dublin County Council Development Plan 2022-2028**

*5.2 Successful and Sustainable Neighbourhoods*

*5.2.1 The Delivery of Sustainable Neighbourhoods 'The Plan Approach'*

*Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods*

*Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.*

*QDP2 Objective 1:*

*To ensure that applications for new development are accompanied by a statement from a suitably qualified person detailing how 'The Plan Approach' has been taken into consideration and incorporated into the design of the development including the materials and finishes proposed and demonstrating how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal.*

*11.4 Information and Communications Technology*

*Policy IE5: Information and Communications Technology (ICT)*

*Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.*

*IE5 Objective 1:*

*To promote and facilitate the provision of appropriate telecommunications infrastructure, including broadband connectivity and other innovative and advancing technologies within the County in a non-intrusive manner.*

*IE5 Objective 3:*

*To permit telecommunications antennae and support infrastructure throughout the County, subject to high quality design, the protection of sensitive landscapes and visual amenity.*

*IE5 Objective 4:*

*To discourage a proliferation of telecommunication masts in the County and promote and facilitate the sharing of facilities.*

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*Applications made under the Planning and Development Act, 2000 (as amended) in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, must take into consideration and demonstrate compliance with the 'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' (2015).*

### Assessment

#### **Zoning and Council Policy**

The proposed location of the development is on a grass verge at the south-western corner of the junction of Firhouse Road, Old Bridge Road, Butterfield Avenue and Ballyroan Road.

Council policy is generally supportive of sustainable development of ICT infrastructure in the County subject to protecting the amenities of urban and rural areas. Section 12.11.2 of the County Development Plan sets out requirements that applicants shall demonstrate in the consideration of such proposals.

The applicant has submitted the following:

- In their Planning Statement a rationale for selecting this location, which is to improve network coverage in the area, within search ring, adequate space, fibre close and will not interfere with existing services or footpath.
- Cellnex Smart Streetpole ComReg Map showing existing telecommunications sites within a 2km radius of the subject site. A number of existing telecommunications sites are located within this area. The closest sites have been discounted by the applicant due to not being suitable for an upgrade or being located outside the search ring.
- Plans and elevational drawings and CGIs of the proposed development. Visual impact is further assessed in this report below.

The submitted Planning Statement states that the applicant has had due regard to policy documents including '*Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads*' (2015) in selecting the subject site.

#### ***Siting of the Proposed Overground Electronic Communications Infrastructure***

The licensing provisions are set out in Section 254 of the Planning and Development Act 2000, as amended. This requires persons seeking to erect overground telecommunications infrastructure to obtain a licence from a planning authority where it is intended to **erect such infrastructure on, under, over or along a public road**.

Section 2 of the Act states that "public road" has the same meaning as in the Roads Act, 1993. Section 2 of the Roads Act 1993 states:

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It is therefore considered that the proposed development would comply with Chapter 5 of the CDP and would have an acceptable impact on visual and residential amenity.

### *Roads*

The Roads Department have reviewed the proposed development and have no objection subject to conditions relating to construction traffic management, no obstruction of public footpaths/ cycle ways and location of underground services and impact on these.

### *Services*

No reports from Water Services or Irish Water were received at the time of writing this report. The Irish Water Networks maps show that there is no existing water supply, foul water drainage or surface water drainage infrastructure in close proximity to the proposed development. Standard conditions should apply in the event of a grant.

### *Public Realm*

The site is located on a grassed area in proximity to existing street trees. The Public Realm Section has reviewed the application and requests additional information in relation to the existing trees adjacent to the proposed development. They have concerns regarding the lack of information submitted in relation to these trees and the potential impact of the development. **It is considered that this should be addressed by way of additional information.**

The request from Public Realm in relation to a detailed design can be addressed as a condition prior to the commencement of development in the event of a grant.

### *Appropriate Assessment*

Having regard to the scale and nature of the development proposed and the distance from Natura 2000 sites, it is considered that the development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site, therefore Stage 2 Appropriate Assessment is not required.

### Conclusion

Insufficient information has been provided in relation to the proposed development's potential impact on the existing street trees in proximity to the site. Additional information should therefore be requested to ensure that these trees can be retained.

### Recommendation

I recommend that **ADDITIONAL INFORMATION** be requested from the applicant with regard to the following:

**Comhairle Chontae Atha Cliath Theas**

**PR/1036/22**

**Record of Executive Business and Chief Executive's Order**

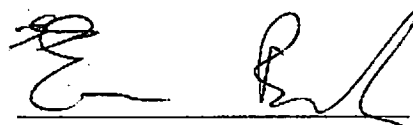
**REG. REF. S25422/06**

**LOCATION: Ballyroan Road, Butterfield, Dublin 16**

  
**Colm Harte,**  
**Senior Executive Planner**

**ORDER:** I direct that **ADDITIONAL INFORMATION** be requested from the applicant as set out in the above report and that notice thereof be served on the applicant.

**Date:** 15/8/22

  
**Eoin Burke, Senior Planner**