

Laura O'Connell,
Towercom Limited
Usher House
Main Street
Dundrum
Dublin 14

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

Decision Order Number: 1487	Date of Decision: 30-Nov-2022
Register Reference: SD22A/0384	Registration Date: 07-Oct-2022

Applicant: Eir (Eircom Limited)

Development: The construction of multi-operator telecommunications infrastructure comprised of a 21m monopole (overall structure height of 22 metres), antennas, dishes and associated equipment, together with new ground level equipment cabinets, new fencing, landscaping and all associated site works.

Location: Eir, Esker Lane, Lucan, Co. Dublin.

Application Type: Permission

Dear Sir /Madam,

With reference to your planning application, received on 07-Oct-2022 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. Having regard to the reference in the Applicant's Cover Letter to antennae, dishes and equipment and the lack of such equipment shown on the accompanying plans and particulars, the Applicant is requested to provide revised plan, sectional and elevational drawings showing all antennas, dishes and associated equipment to be mounted on the proposed monopole structure.
2. The Applicant is requested to provide a detailed Visual Impact Assessment, to include existing and proposed photomontages and verified views from all aspects to facilitate a complete assessment of the proposed development and the potential impact of the proposal on the amenities of nearby properties and the wider surrounding area.
3. The Applicant is requested to provide the following:
 - (i) Submit a drawing showing the setback distance from proposed development to nearby public surface water sewers.

- (ii) Submit a drawing showing the setback distance from proposed development to nearby public watermains.
 - (iii) Submit a letter and drawing CFRAM flood risk map.
 - (iv) Submit a drawing showing the setback distance from proposed development to nearby public wastewater sewers.
4. (i) Applicant to provide a detailed text rationale which describes the current on-site arrangements with regard to:
- a. The “existing Towercom boundary” shown in red
 - b. The existing and proposed parking arrangements and how this proposal will impact same
- (ii) Applicant to provide:
- a. A revised layout drawing and which demonstrates how vehicular access and egress is achieved to the rear of the main building
 - b. AutoTRAK analysis for cars/emergency vehicles/refuse trucks safely accessing/egressing the grounds
- (iii) Applicant to demonstrate that the remaining car parking provision for the telephone exchange is in line with the requirements of the South Dublin County Development Plan 2022-28 maximum parking rates with provision for mobility impaired spaces and electrical charging included.
- (iv) Applicant to demonstrate through the provision of revised site layout and elevational drawings that bicycle parking for the existing telephone exchange is provided in line with the requirements of the South Dublin County Development Plan 2022-2028.

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: SD22A/0384

Date: 30-Nov-2022

Yours faithfully,

Pamela Hughes
for **Senior Planner**