

William Arnold,  
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27, Market Street  
Listowel  
Co. Kerry  
V31 DY72

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

<b>Decision Order Number:</b> 0103	<b>Date of Decision:</b> 30-Jan-2023
<b>Register Reference:</b> SD22A/0445	<b>Registration Date:</b> 24-Nov-2022

**Applicant:** Vantage Towers Ltd

**Development:** Erect a 24 meter high lattice telecommunications support structure together with antennae, dishes and associated telecommunications equipment, all enclosed in security fencing; The proposed development is located within the curtilage of a Protected Structure.

**Location:** Esker House, Esker Road, Esker, Co. Dublin

**Application Type:** Permission

Dear Sir /Madam,

With reference to your planning application, received on 24-Nov-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. The Applicant is requested to provide a more detailed Visual Impact Assessment, to include existing and proposed photomontages and verified views in and around the adjacent Protected Structure;
2. The applicant is requested to submit a site-specific flood risk assessment report with the inclusion of a justification test in compliance with OPW Flood Risk Management Guidelines for Planning Authorities. The report shall outline details of the measures and design features to prevent/mitigate the risk of flooding to the proposed development and to adjoining lands including that the proposed compound be permeable.
3. The applicant is requested to submit a plan showing the location of underground services and amend proposals where setbacks from sewers are indicated. The applicant is requested to also set out any impact the proposal would have on such services and potentially tree roots. The drawing should include but not be limited to:

- (i) Plan and cross-sectional views showing the distance between the proposed development and the existing 600mm surface water sewer. The drawings shall also show the invert levels of the existing 600 surface water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 5m is required between all building foundations and a surface water sewer this size.
  - (ii) Plan and cross-sectional views showing the distance between the fencing and the existing 225mm foul water sewer. The drawings shall also show the invert levels of the existing 225 foul water sewer and any adjacent proposed building foundations. A minimum clear setback distance of 3m is required between all building foundations and a foul water sewer this size according to Irish Water Standard Details for Wastewater Infrastructure.
4. The applicant is requested to assess the impact of the proposed development on the adjacent mature trees. In this regard, the applicant is requested to submit the following Information in accordance with, BS 5837: 2012 Trees in relation to design, demolition and construction – recommendations:
- (i) A detailed Tree Survey Report,
    - a. The survey should include trees within a 10m radius of the proposed development infrastructure and any other trees likely to be impacted by the infrastructure or during the construction works. The exact location and layout of the proposed infrastructure is required, as is the detail of what is proposed for retention or removal.
    - b. The report should be carried out by an independent, qualified Arborist. The applicant should note that a tree bond may be required based on the results of the survey.
  - (ii) Arboricultural Impact Assessment,
    - a. The applicant is requested to submit an Arboricultural Impact Assessment Report for the existing mature trees located adjacent to this proposed 24-meter-high lattice telecommunications support structure. The purpose of the assessment is to provide an analysis of the impact of the proposed development on existing trees and potentially their roots.
  - (iii) Tree Protection Plan
    - a. Details of a tree protection scheme in accordance with BS5837:2012: which provides for the retention and protection of the adjacent street trees.
    - b. Details of any construction works required within the root protection area as defined by BS5837:2012 or otherwise protected in the approved Tree Protection Scheme.
  - (iv) Arboricultural Method Statement
    - a. The Arboricultural Method Statement should detail clear and practically-achievable measures to be used during the construction period, for the protection and management of all trees to be retained.
  - (v) Details of the location of any underground services and methods of installation which make provision for protection and the long-term retention of the trees.
  - (vi) Details of any changes in ground level, including existing and proposed spot levels required within the root protection area as defined by BS5837:2012.

**NOTE:** The applicant should note that any submission made in response to requests for additional information will be examined by the Planning Authority and may be deemed to be significant additional information. The applicant will be contacted by the Planning Authority if the additional information submission is deemed significant. In this event the applicant(s) will be 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/0445

**Date:** 31-Jan-2023

Yours faithfully,

*Pamela Hughes*  
for **Senior Planner**