

Date: 12-May-2023

Register Reference: SD22A/0384 AI
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: SD22A0384 AI - Eir, Esker Lane, Lucan, Co. Dublin.
Applicant: Eir (Eircom Limited)
App. Type: Permission
Planning Officer: CONOR DOYLE
Date Received: 28-Apr-2023
Decision Due: 25-May-2023

Additional Information Requested by SDCC:

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.

Applicant Submitted Response:

(i) (a)

In response to 4(i)(a), it is submitted for clarification that the reference to 'existing Towercom boundary' on the 'Site Layout Plan – Existing' drawing should have stated 'Proposed site boundary' to match the 'Site Layout Plan – Proposed' drawing. This has been corrected on the revised drawings enclosed (see Appendix E).

Roads Department Assessment:

Requirements of AI have been met.

Applicant Submitted Response:

(i) (b)

In response to 4(i)(b), it is submitted that Section 4.5 of the 'Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, 1996', acknowledges that it is unlikely that entrance and exit from telecommunications sites will give rise to traffic hazards as maintenance visits should not be more than quarterly. It is acknowledged, however that during the construction period, additional precautions may have to be taken in relation to traffic and parking. It is considered that there is sufficient space and parking within the subject Exchange to accommodate the required construction vehicles for the short timeframe required, in liaison with the operators and employees using/ visiting the Exchange property.

Roads Department Assessment:

Roads find the response to be satisfactory.

Applicant Submitted Response:

(ii) (a)

In response to 4(ii)(a), we wish to submit a revised drawing demonstrating vehicular access and egress is achieved to the rear of the main building (see Appendix F). This route will use the existing entrance at the eastern boundary of the property and continue along the existing access route to the front of the Exchange building and along the northern boundary of the property to the rear of building and proposed site.

Roads Department Assessment:

Requirements of AI have been met.

Applicant Submitted Response:

(ii)(b)

In response to 4(ii)(b), it is submitted given the subject location at an existing large Exchange property, the use of an existing access route, and low number of visits to the telecommunications site for operational/ maintenance purposes, that an AutoTRAK analysis is not required for the proposed development.

Roads Department Assessment:

Roads accept the response.

Applicant Submitted Response:

(iii)

In response to 4(iii), and further to the information provided above, it is submitted that the remaining car parking provision for the Exchange property is sufficient, given the nature of the proposed development, associated trips and the established utilities use at the property, with current low level of vehicular trips/ parking required.

Roads Department Assessment:

Roads accept the response.

Applicant Submitted Response:

(iv)

In response to 4(iv), it is submitted that in consideration of the nature of the proposed telecommunications development and occasional operational/ maintenance vehicle trips required, there is no need for bicycle parking at the Exchange property, associated with this development.

Roads Department Assessment:

Roads accept the response.

No Roads objections
