

Comhairle Chontae Atha Cliath Theas

PR/1034/23

Record of Executive Business and Chief Executive's Order

Reg. Reference: SD22A/0384 **Application Date:** 07-Oct-2022
Submission Type: Clarification of **Registration Date:** 23-Aug-2023
Additional
Information

Correspondence Name and Address: Laura O'Connell, Towercom Limited Usher House,
Main Street, Dundrum, Dublin 14

Proposed 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.

Applicant Name: Eir (Eircom Limited)

Application Type: Permission

Description of Site and Surroundings

Site Area:

Stated as 0.012 Hectares.

Site Description:

The subject site is located within an established residential area approximately 1km to the southeast of Lucan. The site is bound to the east by Esker Lane, to the north by a circulation road for a gated residential development known as 'Anley Court,' to the west by Anley Court Apartments and to the south by a residential dwelling known as 'Ashville.'

The existing site layout is comprised of a telephone exchange building which is a flat roofed structure with an approximate height of 10.2m, hard surfacing with car parking and boundary treatment comprised of wall, fencing and mature planting.

Proposal:

Permission is sought for a multi-operator telecommunications infrastructure comprised of:

- A 21m monopole (overall structure height of 22m) with operators equipment.
- A concrete foundation measuring approximately 6m in width, 6m in length and 1.25m in height.

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- 2.4m high palisade fencing surrounding the telecommunications infrastructure, with an approximate width of 6.65m, an approximate length of 8.05m and a 1m wide access gate in the southern elevation.
- 2 No. single bay cabinets, each measuring approximately 0.6m in width, 0.6m in length and 2m in height.
- Proposed planting along the north boundary of the site.
- All ancillary site works above and below ground.

Zoning:

The proposed site is subject to zoning objective 'RES,' where the stated objective is '*to protect and/or improve residential amenity*' in the South Dublin County Development Plan 2022-2028.

Overlap is also indicated with the following Development Plan Map layers:

- Bird Hazards
- Conical Surface – Weston
- Outer Horizontal Surface – Dublin
- Outer Horizontal Surface – Casement

Consultations:

Drainage and Water Services Department: Additional Information required.

Irish Water: Additional Information required.

Broadband Officer: No objection.

Parks and Public Realm Department: No objection.

Roads Department: Additional Information required.

SEA Sensitivity Screening

No overlap indicated with the relevant SEA sensitivity layers.

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Submissions/Observations/Representations

Final date for submissions 10th November 2022.

None received.

Relevant Planning History

SD11A/0220

Retain existing containerised standby generator and containerised banded 5,000ltr fuel tank.

SDCC Decision: Refuse Permission for Retention.

SD05A/0037

Blocking off the existing pedestrian entrance to front, building up of the existing front main entrance piers, the provision of new railings to the existing front and side boundary walls and provision of an automatic entrance gate to the front main entrance.

SDCC Decision: Grant permission, subject to conditions.

Relevant Enforcement History

S6782

40ft containers stored on site.

File Status: Closed, notice complied with.

Pre-Planning Consultation

None recorded.

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

Section 2.6.1 Land Capacity Study

Land Capacity Sites

Policy CS1: Strategic Development Areas

Section 2.6.5 Core Strategy – 2022-2028 Development Plan

Section 2.7 Settlement Strategy

Policy CS6: Settlement Strategy - Strategic Planning Principles

Chapter 4 Green Infrastructure

Section 4.1 Methodology

GII Objective 4: To require development to incorporate GI as an integral part of the design and layout concept for all development in the County including but not restricted to residential, commercial and mixed use through the explicit identification of GI as part of a landscape plan, identifying environmental assets and including proposals which protect, manage and enhance GI resources providing links to local and countywide GI networks.

Section 4.2.1 Biodiversity

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GI2 Objective 4: To integrate GI, and include areas to be managed for biodiversity, as an essential component of all new developments in accordance with the requirements set out in Chapter 12: Implementation and Monitoring and the policies and objectives of this chapter. Section 4.2.2 Sustainable Water Management

GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Drainage Systems (SuDS) using surface water and nature-based solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Explanatory Design and Evaluation Guide, 2022.

GI5 Objective 4:

To implement the Green Space Factor (GSF) for all qualifying development comprising 2 or more residential units and any development with a floor area in excess of 500 sq.m. Developers will be required to demonstrate how they can achieve a minimum Green Space Factor (GSF) scoring requirement based on best international standards and the unique features of the County's GI network. Compliance will be demonstrated through the submission of a Green Space Factor (GSF) Worksheet (see Chapter 12: Implementation and Monitoring, Section 12.4.2).

GI5 Objective 7:

To require the provision of green roofs and green walls, providing benefits for biodiversity and as an integrated part of Sustainable Drainage Systems (SuDS) and Green Infrastructure, in apartment, commercial, leisure and educational buildings, wherever possible and develop an evidence base for specific green roof requirements as part of the Council's ongoing SuDS strategy development.

Section 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:

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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 the proliferation of telecommunication masts in the County and promote and facilitate the sharing of facilities.

IE5 Objective 5:

To ensure that above ground utility boxes are sensitively located and finished to reduce their visual impact, designing out anti-social behaviour and promoting soft planting around existing and new ones where feasible.

IE5 Objective 6:

To require the identification of adjacent Public Rights of Way and established walking routes by applicants prior to any new telecommunication developments and to prohibit telecommunications developments that impinge thereon or on recreational amenities, public access to the countryside or the natural environment.

IE5 Objective 7:

Ensure that applications made in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, take into consideration and demonstrate compliance with the 'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' (2015).

Section 12.3.1 Appropriate Assessment

Section 12.3.2 Ecological Protection

Section 12.3.3 Environmental Impact Assessment

Section 12.3.5 Landscape Character Assessment

Table 12.17: Landscape Character Types

Section 12.4.2 Green Infrastructure and Development Management

Section 12.4.3 Riparian Corridors

Section 12.5 Quality Design and Healthy Placemaking

Section 12.11.2 Information and Communications Technology

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

- *Compliance with the document Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities (1996) and Circular Letter PL 07 /12 issued by the*

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Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances;

- *On a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulation;*
- *The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (for example, visual impacts of masts and associated equipment cabinets, security fencing treatment) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements;*
- *The significance of the proposed development as part of the telecommunications network.*

Section 12.11.5 – Aviation, Airports and Aerodromes.

In assessing applications under Section 254 of the Planning and Development Acts, the Planning Authority must have regard to the relevant provisions of the Development Plan and any local area plan in place. Careful consideration should be given especially to Chapter 5 of this Plan 'Quality Design and Healthy Placemaking', in particular the sections dealing with 'The Delivery of Sustainable Neighbourhoods', 'The plan approach' and the eight principles which must be applied to new developments in the County.

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).

Policy NCBH1: Overarching

NCBH1 Objective 1

Policy NCBH2: Biodiversity

Policy NCBH3: Natura 2000 Sites

Relevant National Policy and Guidelines

Project Ireland 2040 National Planning Framework, Government of Ireland, (2018).

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Regional Spatial & Economic Strategy 2019 - 2031, Eastern & Midlands Regional Assembly, (2019).

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

Circular Letter PL11/2020 – Telecommunications Services – Planning Exemptions and Section 254 Licences.

Circular Letter PL03/2018 – Revision of Development Contribution Guidelines in respect of Telecommunications Infrastructure.

Circular Letter PL07/12 – Telecommunications Antennae and Support Structures Guidelines.

Revised elements of the Telecommunications Guidelines 1996 including:

2.2 Temporary Permissions

‘Only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life.’

2.3 The Development Plan and Separation Distances

2.4 Bonds for Removal of Redundant Structures

‘in general, future permissions should simply include a condition stating that when the structure is no longer required it should be demolished, removed and the site re-instated at the operators’ expense.’

2.5 Register or Database

‘It is recommended that a register of approved telecommunications structures supported by relevant databases be created and maintained by each planning authority in cooperation with operators.’

2.6 Health and Safety Aspects

‘Planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process.’

Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities’ Department of the Environment and Local Government 1996.

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Section 1 states that in order to avoid unnecessary proliferation of masts, owners would be expected to facilitate co-location of antennae with other operators and planning authorities should encourage co-location of antennae on existing support structures and masts.

Section 2.3.1 Antennae Sets out guidelines for antennae and states that such structures can be mounted on buildings in urban areas but generally require supporting masts or towers in rural and suburban areas due to the low rise nature of buildings in these areas.

Section 2.4 recognises that in some instances it may be technically possible for operators to share facilities or owners of antennae support structures

Section 4.3 Visual Impact States that in the vicinity of larger towns and in city suburbs operators should endeavour to locate in industrial estates or in industrial zoned land. It is noted that substations operated by the ESB may be suitable for the location of antennae support structures.

Section 4.5 Sharing Facilities & Clustering All applicants will be encouraged to share and will have to satisfy the authority that they have made a reasonable effort to share. Support structures used by emergency or other essential services are not suitable for sharing with public mobile telephone services.

Section 4.6 Health & Safety Aspects

Section 4.7 Obsolete Structures

Section 4.8 Duration of Permission

Assessment

The main issues for assessment are:

- Zoning
- Council Policy
- Visual Impact
- Co-Location Opportunities
- Compliance with International Guidelines
- Aviation safety
- Drainage and Water Services
- Roads and Traffic
- Broadband Officer
- Duration
- Green Infrastructure
- Screening for Appropriate Assessment
- Environmental Impact Assessment

Zoning

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The proposed site is subject to zoning objective 'RES,' where the stated objective is '*to protect and/or improve residential amenity*' in the South Dublin County Development Plan 2022-2028.

Public Services are defined in Appendix 6 - Definitions of Use Classes of the Development Plan 2022-2028 as:

'A building or part thereof or land used for the provision of public services. Public services include all service installations necessarily required by electricity, gas, telephone, radio, telecommunications, television, drainage, and other statutory undertakers; it includes public lavatories, public telephone boxes, bus shelters, bring centres, green waste composting facilities.'

It is considered that the proposed telecommunications structure and ancillary cabinets, equipment and fencing constitute a 'public service' use.

The use class 'Public Services' is permitted in principle under the 'RES' zoning objective subject to its design being in accordance with the relevant provisions in the Development Plan and national policy and guidelines.

Council Policy

An assessment of the proposed development in relation to the relevant policies and objectives of the South Dublin County Development Plan 2022-2028 is outlined below.

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.'

The Cover Letter prepared by TOWERCOM dated 6th October 2022 outlines a brief assessment of the Visual Impact. It is contended that, owing to the adjoining buildings, trees and multiplicity of roofscapes in the area the impact of the proposed telecommunications infrastructure on the visual amenities of the area would be acceptable. No photomontages or verified visual images are provided to the support the Visual Impact Assessment. It is considered that the information provided by the Applicant is deficient and does not facilitate a complete assessment of the proposed development. It is noted that the surrounding context of the subject site includes residential dwellings of 2 No. storeys in height. In this regard, the Applicant should be requested

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to provide **ADDITIONAL INFORMATION** in the form of a detailed Visual Impact Assessment to include existing and proposed photomontages and verified views.

'Section 12.11.2 Information and Communications Technology

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

- *Compliance with the document Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities (1996) and Circular Letter PL 07 /12 issued by the Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances;*
- *On a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulation;*
- *The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (for example, visual impacts of masts and associated equipment cabinets, security fencing treatment) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements;*
- *The significance of the proposed development as part of the telecommunications network'.*

The Cover Letter prepared by TOWERCOM dated 6th October 2022 outlines how the proposed development is compliant with *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities' Department of the Environment and Local Government 1996* and Circular PL07/12. The potential for co-location of operators is accepted and welcomed by the Planning Authority.

However, the Applicant has not provided the required information outlined in Section 12.11.2 of the Development Plan, namely a sufficiently detailed visual impact assessment of the potential impact of the proposal on the amenities of nearby properties and the wider surrounding area. In this regard, the Applicant should be requested to provide this information by way of **ADDITIONAL INFORMATION**.

Visual Impact

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The subject site is located within an established residential area, with residential dwellings located in close proximity to the site boundary in all directions. As such, it is incumbent on the Applicant to demonstrate that the proposed development will not have an adverse impact on the visual and residential amenity of adjacent properties. As previously noted, although the Applicant has provided some form of visual impact assessment, it is deficient in the level of information provided and thus, does not facilitate a complete assessment of the potential visual impact of the proposed development.

The Cover Letter provided by the Applicant makes reference to 'antennas, dishes and associated equipment.' However, the elevational drawings of the proposed 21m monopole structure provided by the Applicant only appear to include antennae. In this regard, the Applicant should be requested to provide **ADDITIONAL INFORMATION**, in the form of revised plan, sectional and elevational drawings showing the antennas, dishes and associated equipment to be mounted on the proposed monopole structure, to facilitate a complete assessment of the potential visual impact of the proposed structure. If the full extent of the required equipment is not yet known, the Applicant should note that, should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** may be attached requiring appropriate permission to be sought for the addition of any future equipment.

Co-Location Opportunities

It is noted that the proposed telecommunications infrastructure would appear to include facilities for the co-location of a number of operators. This is welcomed by the Planning Authority and considered to be in accordance with Section 1 of the *Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities' Department of the Environment and Local Government 1996* and Section 12.11.2 of the South Dublin County Development Plan 2022-2028.

Compliance with International Guidelines

A certificate of ICNIRP compliance has not been included in the application stating that the proposed development is in full compliance with the international guidelines (of the ICNIRP) as required by the Office of the Director of Telecommunications Regulation. Should the Planning Authority be minded to Grant Permission for the proposed development, a **CONDITION** should be attached requiring the provision of a Compliance Certificate.

Aviation Safety

The subject site is located within the Outer Horizontal Surface for Dublin Airport and Casement Aerodrome, which is described in Section 12.11.7(ii) (c) as:

*'Two (or three) further imaginary race-track-shaped "obstacle limitation surfaces" surround each airport,
(c) For Casement and Dublin Airport (but not for Weston) – a large circular flat 'Outer Horizontal Surface' to provide protection for the manoeuvring and circling of aircraft:*

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commencing at the outer (upper) rim of the Conical Surface and extending at 145m above the airport's datum elevation to 15km from the aerodrome reference point'.

The Development Plan states that generally, development will be acceptable in this zone, subject to the development having an OD height below the height restriction of the Outer Horizontal Surface (generally 145m or more above the elevation datum of the Aerodrome). The Outer Horizontal Surface of Casement Aerodrome is 231.6m OD and the Outer Horizontal Surface of Dublin Airport is 212m OD and as such, the proposed development of a 21m monopole structure would be within the thresholds outlined in Section 12.11.7 of the Development Plan.

Drainage and Water Services

The Drainage and Water Services Department and Irish Water have assessed the proposed development and have indicated the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- Submit a drawing showing the setback distance from proposed development to nearby public surface water sewers.
- Submit a drawing showing the setback distance from proposed development to nearby public watermains.
- Submit a letter and drawing CFRAM flood risk map.
- Submit a drawing showing the setback distance from proposed development to nearby public wastewater sewers.

Roads and Traffic

The Roads Department have assessed the proposed development and have indicated that the following **ADDITIONAL INFORMATION** is required to facilitate a complete assessment of the proposed development:

- *'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*
- *Applicant to provide a. a revised layout drawing (which compliments item 1. above) 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*

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- Applicant to demonstrate that the car parking as proposed is in line with the requirements of the SDCC CDP 2022-28 maximum parking rates with provision for mobility impaired spaces and electrical charging included as per CDP.
- Applicant to submit revised drawing showing a covered bicycle parking provision in line with SDCC CDP 2022-28'.

Broadband Officer

The South Dublin County Council Broadband Officer has provided a Report in relation to the proposed development, which indicates no objection to the proposed development:

'The applicant is a registered provider of telecommunications infrastructure, and this development relates to the County Development Plan - Information & Communications Technology – IE5 Objective 1: To promote and facilitate the provision of appropriate telecommunications infrastructure. This includes broadband connectivity and other innovative and advancing technologies within the County. I believe permission should be permitted as this will empower future growth and development of the county.'

Having regard to the Report of the Broadband Officer, it is considered that the proposed development would be in accordance with IE5 Objective 1 of the South Dublin County Development Plan 2022-2028.

Duration

Circular Letter PL 07/12 - Telecommunications Antennae and Support Structure Guidelines, Department of Environment, Community and Local Government (October 2012), revises elements of the 1996 Telecommunications Guidelines, stating that:

'only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life'

Having regard to the above, and the existing site context of a telephone exchange, it is considered that should the Planning Authority be minded to Grant Permission for the proposed development, a condition should not be attached limiting the life of any planning permission.

Green Infrastructure

The subject site is within the Liffey Valley Corridor Primary GI Corridor as identified in the Green Infrastructure Strategy Map (Figure 4.4 of the County Development Plan 2022 – 2028).

Having regard to the nature and extent of the proposed development i.e., the provision of telecommunications infrastructure on existing hardstanding it is considered that the proposed development will not result in a significant loss of any grassland or permeable surfaces. In this regard, there would be little impact to the existing green infrastructure network and a limited impact in terms of additional runoff from the site.

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Screening for Environmental Impact Assessment

Having regard to the modest nature of the proposed development, and the distance of the site from nearby sensitive receptors, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Screening for Appropriate Assessment

The subject site is not located within nor within close proximity to a European site. The proposed development comprises the provision of telecommunications infrastructure. Having regard to:

- the small scale and domestic nature of the development,
- the location of the development in a serviced urban area, and
- the consequent absence of a pathway to the European site,

it is considered that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on the Natura 2000 network and appropriate assessment is not therefore required.

SEA Monitoring Information

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Telecommunications Structure and Ancillary structures	0 sq.m
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.012Ha

Conclusion

Having regard to the provisions of South Dublin County Development Plan 2022-2028 and the Reports of the Roads Department, Irish Water and the Drainage and Water Services Department, it is considered that the Planning Authority requires **ADDITIONAL INFORMATION** to facilitate a complete assessment of the proposed development.

Recommendation

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

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.

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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.
 - (i) Submit a drawing showing the setback distance from proposed development to nearby public watermains.
 - (ii) Submit a letter and drawings CFRAM flood risk map.
 - (iii) 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.

Additional Information

Additional Information was requested on 30th November 2022.

Additional Information was received on 28th April 2023.

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The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Submissions/Observations

No submissions / observations received.

Assessment

The following Additional Information was received from the Applicant on 28th April 2023:

- Cover Letter prepared by Towercom dated 26th April 2023.
- Drawing No. TDU5153-PL-05 – Site Plan Proposed prepared by Towercom.
- Drawing No. TDU5153-PL-05 – Site Location Map III Proposed prepared by Towercom.
- Drawing No. TDU5153-PL-04 – North Elevation Equipment prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photomontage View 1 prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photmontage View 2 prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photmontage View 3 prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photmontage View 4 prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photmontage View 5 prepared by Towercom.
- Drawing No. TDU5153-PL-04 – Photmontage View 6 prepared by Towercom.
- Drawing No. TDU5153-FI-02 – Public Water Infrastructure prepared by Towercom.
- Drawing No. TDU5153-FI-02 – CFRAM Flooding prepared by Towercom.
- CFRAM Flood Risk Letter prepared by Towercom.

The Additional Information provided by the Applicant will be assessed below in the context of the 4 No. Additional Information Items requested by the Planning Authority on 30th November 2022:

Additional Information Item No. 1

In response to Additional Information Item No. 1 the Applicant states in their Letter of Response dated 26th April 2023 that:

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'The supporting structure is not shown at full structural capacity with this amount of equipment attached as this would depend on specific size and type of antenna/dishes required by the various operations and the available heights on the tower.'

The Applicant explains that the antennae and dishes shown on the Application and Additional Information drawings are indicative and that the final configuration would be subject to operator agreement. The Applicant correctly draws attention to Class 31(h) Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended), which provide for an exemption of the attachment of additional antennae and dishes to an existing structure.

The Applicant's submission is deemed to satisfactorily address Additional Information Item No. 1. Should the Planning Authority ultimately decide to Grant Permission for the proposed development, a **NOTE** should be attached drawing the Applicant's attention to the conditions and limitations associated with Class 31(h) Part 1 of Schedule 2 of the Planning and Development Regulations 2001 (as amended).

The Applicant should be advised that, prior to affixing any additional antennae and dishes to the structure, a Section 5 Declaration on Development and Exempted Development should be sought from South Dublin County Council, with any such application clearly detailing how the proposal would adhere to the conditions and limitations set out in the Regulations.

Additional Information Item No. 2

In response to Additional Information Item No. 2, the Applicant has provided 6 No. photomontage views of the proposed development from a number of different orientations. The Applicant has also outlined a justification for any visual impact resulting from the proposal on the basis of the co-location with the existing telephone exchange building, the existing natural screening and the need for telecommunications structures to be located in close proximity to the areas they serve.

Having regard to the photomontages, significant concerns remain regarding the potential visual impact of the proposal. In particular, the proximity of the structure to adjacent properties within Anley Court to the west and Edmundsbury Court to the north. The below extract from Section 12.11.2 is of particular relevance when considering the potential impact of the proposal on the amenity of adjacent properties:

'The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (for example, visual impacts of masts and associated equipment cabinets, security fencing treatment) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements.'

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Having regard to the above extract from the Development Plan, it is considered that the Applicant has provided insufficient rationale for the 22m height of the proposed monopole structure in close proximity to residential dwellings and rising approximately 10m above the height of the existing telephone exchange building. It is noted that, whilst the Planning Authority has granted Section 254 licenses and Planning Permission for similar structures adjacent to residential dwellings, these have generally been in the public domain and up to 4m lower than the proposed structure of this Planning Application. Whilst the rationale and function of the proposed structure is understood and there is clear policy within the Development Plan to support the provision of such infrastructure to improve the telecommunications networks, this cannot be to the detriment of the visual and residential amenity of existing properties. In this regard, the Application should be requested by way of **CLARIFICATION OF ADDITIONAL INFORMATION** to provide a detailed rationale for the proposed height of the structure and a demonstration of the consideration of mitigation measures to soften the visual impact of the structure, having regard to the content of Section 12.11.2 of the South Dublin County Development Plan 2022-2028.

Additional Information Item No. 3

In response to Additional Information Item No. 3, the Applicant has provided drawings demonstrating the infrastructure and utilities including public surface water sewers, public watermains and the CFRAM Mapping in the vicinity of the subject site.

The Drainage and Water Services Department and Irish Water have assessed the Applicant's Additional Information submission, with their Reports noting no objection to the proposed development, subject to **CONDITIONS**.

It is therefore considered that the Applicant has satisfactorily addressed Additional Information Item No. 3.

Additional Information Item No. 4

Below is a summary of the Applicant's Response to each item within Additional Information Item No. 4:

- (i) The revised drawings correct a previous discrepancy in the drawing annotations, now indicating the proposed Site Boundary. It is indicated that the proposal is unlikely to give rise to traffic hazards as maintenance visits will be carried out quarterly and there is sufficient space for parking within the subject site to accommodate vehicles during the construction and operational phase.
- (ii) A revised drawing has been submitted indicating the vehicular access and egress. An AutoTRAK analysis has not been provided, having regard to the location of the subject site within an existing telephone exchange

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- (iii) The Applicant proposes that the existing car parking provision for the associated telephone exchange building is sufficient given the nature of the proposal, the low level of associated trips generated and the established use at the subject site.
- (iv) The Applicant contends that there is no need for bicycle parking, given the nature of the proposed development and that the only associated trips generated would be operational/maintenance vehicles.

The Roads Department have assessed the Applicant's Additional Information submission, with their Report noting no objection. It is therefore considered that Additional Information Item No. 4 has been satisfactorily addressed.

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028 and the Additional Information provided by the Applicant, it is considered that whilst a number of the Additional Information items have been addressed, significant concerns remain in relation to the potential for the proposed development to impact on the visual and residential amenity of adjacent properties and the surrounding streetscape. In this regard, **CLARIFICATION OF ADDITIONAL INFORMATION** should be sought from the Applicant to facilitate a complete assessment of the proposed development.

Recommendation

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

1. The Planning authority maintains concerns in relation to the potential impact of the proposed development and therefore it is requested that the applicant provides the following;
 - A detailed rationale for the proposed height of the structure;
 - Justification for the chosen location of the proposed structure;
 - A reasoned assessment of the potential impact on the amenities of adjacent properties (Anley Court to the west and Edmundsbury Court to the north);
 - Demonstration of the consideration of mitigation measures to soften the visual impact of the structure, having regard to the content of Section 12.11.2 of the South Dublin County Development Plan 2022-2028.

Clarification of Additional Information

Clarification of Additional Information was requested on 25th May 2023.

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Following a written request received from the Applicant, pursuant to the provisions of Article 33(3) of the Planning and Development Regulations 2001 (as amended), the timeframe for responding to the request for Clarification of Additional Information was extended up to and including 8th September 2023.

Clarification of Additional Information was received on 23rd August 2023.

The Additional Information received was not deemed to be significant, as such the Applicant was not required to erect a Site Notice or publish a Newspaper Notice.

Assessment

The following Clarification of Additional Information was received from the Applicant on 23rd August 2023:

- Letter of Response from Towercom dated 22nd August 2023.
- Appendix A – Revised drawings of proposed telecommunications installation – 18m monopole.
- Appendix B – Revised photomontages of proposed telecommunications installation – 18m monopole.

The documents provided by the Applicant will be assessed below in the context of the Clarification of Additional Information Item requested by the Planning Authority on 25th May 2023:

Assessment

In response to the request for Clarification of Additional Information, the Applicant has revised the design of the proposed development resulting in the reduction in the maximum overall height of the monopole to 18m, with the lighting finial rising to 19m.

The Applicant has provided a detailed justification for the height and location of the proposed structure, which includes but is not limited to, the reduced height and siting towards the rear of the telephone exchange building, the receiving context of the telephone exchange building and mature planting softening the visual impact, the requirement to be within the area which the structure will serve and the established nature of the telecommunications use at the subject site.

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The Applicant has provided a detailed Visual Impact Assessment which satisfies the requirements of Section 12.11.2 of the Development Plan. Although visible from some of the views shown, it is considered that a combination of the receiving context of the existing telephone exchange building and the existing mature planting at the subject site, it is considered that the potential visual impact of the proposed development would be sufficiently mitigated.

It is considered that the reduction in height of the proposed structure by 3m to an approximate height of 18m would soften the visual impact of the structure.

Overall it is considered that the Applicant has satisfactorily addressed the request for Clarification of Additional Information.

Other Considerations

Development Contributions

No development contribution arises.

SEA Monitoring

SEA Monitoring Information	
Building Use Type Proposed	Floor Area (sq.m)
Telecommunications Structure and Ancillary structures	0 sqm
Land Type	Site Area (Ha.)
Brownfield/Urban Consolidation	0.012Ha

Conclusion

Having regard to the policies outlined in the South Dublin County Development Plan 2022-2028, the Additional Information and the subsequent Clarification of Additional Information provided by the Applicant, it is considered that, subject to conditions, the proposed development generally adheres to the key policies, objectives and guidance and would not be contrary to the proper planning and sustainable development of the area.

Recommendation

I recommend that a decision be made pursuant to the Planning & Development Act 2000, as amended, for the reasons set out in the First Schedule hereto, to Grant Permission for the said development in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule hereto, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule.

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FIRST SCHEDULE

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2022 - 2028 and subject to the conditions set out hereunder in the Second Schedule is hereby in accordance with the proper planning and sustainable development of the area.

SECOND SCHEDULE

Conditions and Reasons

1. Development to be in accordance with submitted plans and details.
The development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 28th April 2023 and Clarification of Further Information received on 23rd August 2023, save as may be required by the other conditions attached hereto.
REASON: To ensure that the development shall be in accordance with the permission, and that effective control be maintained.
2. Multiple-operator use.
The structure, hereby granted, and its location shall be made available to accommodate other licensed operators, subject to a separate planning application.
REASON: In the interests of proper planning and sustainable development.
3. Obsolescence
In the event of obsolescence when the structure is no longer required, the structure and its associated structures shall be demolished, removed and the site re-instated at the operators' expense.
REASON: To ensure safe removal of obsolete fixtures.
4. Future Alterations
The power output, antennae type and mounting configuration shall be in accordance with the details submitted with this application and shall not be altered without a prior grant of planning permission.
REASON: To clarify the nature of the development to which this permission relates and to facilitate a full assessment of any future alterations to the network.
5. Drainage - Irish Water.
 - (a) The water supply and drainage infrastructure, shall comply with the requirements of Irish Water.
 - (b) There shall be complete separation of the foul and surface water drainage systems,

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both in respect of installation and use.

(c) All works for this development shall comply with the requirements for the Greater Dublin Regional Code of Practice for Drainage Works

REASON: In the interests of public health, the proper planning and sustainable development of the area and in order to ensure adequate water supply and drainage provision.

6. Minimise Air Blown Dust.

During the construction and or demolition phase of the development, Best Practicable Means shall be employed to minimise air blown dust being emitted from the site. This shall include covering skips and slack-heaps, netting of scaffolding, daily washing down of pavements or other public areas, and any other precautions necessary to prevent dust nuisances. The applicant/developer shall comply with British Standard B.S. 5228 Noise Control on Construction and Open sites and British Standard B.S. 6187 Code of Practice for demolition.

REASON: In the interest of public health and to uphold the Council's policies set out in the South Dublin County Council Development Plan.

7. Construction Noise and Hours.

To control, limit and prevent the generation of unacceptable levels of Environmental Noise Pollution from occurring during construction activity, no Equipment or Machinery (to include pneumatic drills, on-site construction vehicles, generators, etc.) that could give rise to unacceptable levels of noise pollution as set out generally for evening and night-time in S.I. No. 140/2006 - Environmental Noise Regulations 2006 shall be operated on the site before 7.00 hours on weekdays and 9.00 hours on Saturdays nor after 19.00 hours on weekdays and 13.00 hours on Saturdays, nor at any time on Sundays, Bank Holidays or Public Holidays.

Any construction work outside these hours that could give rise to unacceptable levels of noise pollution shall only be permitted following a written request to the Planning Authority and the subsequent receipt of the written consent of the Planning Authority, having regard to the reasonable justification and circumstances and a commitment to minimise as far as practicable any unacceptable noise outside the hours stated above. In this respect, the applicant or developer shall also comply with BS 5228:2009 Noise and Vibration Control on Construction and Open Sites, and have regard to the World Health Organisation (WHO) – Guidelines for Community Noise (1999).

The applicant or developer shall also endeavour to engage in local consultation in respect of any noise sensitive location within 30 metres of the development as approved prior to construction activity commencing on site. Such noise sensitive locations should be provided with the following:

- Schedule of works to include approximate timeframes
- Name and contact details of contractor responsible for managing noise complaints
- Hours of operation- including any scheduled times for the use of equipment likely to be the source of significant noise.

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REASON: In the interest of public health by the prevention of unacceptable levels of noise pollution which could interfere with normal sleep and rest patterns and/or when people could reasonably expect a level of quietness, the proper planning and sustainable development of the area and to uphold the Council's amenity policies set out in the South Dublin County Council Development Plan.

NOTE: The applicant is advised that under the provisions of Section 34 (13) of the Planning and Development Act 2000 (as amended) a person shall not be entitled solely by reason of a permission to carry out any development.

NOTE: The applicant is advised that in the event of encroachment or oversailing of adjoining property, the consent of the adjoining property owner is required.

NOTE: The requirements of the HSE Environmental Health Officer shall be ascertained prior to the commencement of development in the interest of public health.

NOTE: The applicant or developer should ensure that all necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works and to ensure that any such instances arising are remedied immediately.

NOTE: The applicant is advised that where industrial effluent is produced or stored a licence may be required under the provisions of the Waste Management Act.

NOTE: Notwithstanding any grant of planning permission; if an applicant requires permission to access local authority land (e.g. public footpaths, public open space or roadways) in order to access utilities, or for any other reason; please apply via <https://maproadroadworkslicensing.ie/MRL/> for a licence from the Local Authority to carry out those works.

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REG. REF. SD22A/0384

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


Colm Harte,
Senior Executive Planner

ORDER: A decision pursuant to Section 34(1) of the Planning & Development Act 2000, as amended, to Grant Permission for the reasons set out in the First Schedule above, in accordance with the said plans and particulars, subject to the condition(s) specified in the Second Schedule above, the reasons for the imposition of the said condition(s) being as set out in the said Second Schedule is hereby made.

Date: 01/09/23


Gormla O'Corrain,
Senior Planner