

The Planning Officer,
Planning Department,
Dunlaoghaire - Rathdown County Council
County Hall
Marine Rd
Dunlaoghaire
Co. Dublin

Date: 21st February 2023
Re: Section 254 Application- Proposed Telecommunications Streetworks Solution
Applicant: On Tower Ireland Ltd., Suite 309, Q House, 76 Furze Road, Sandyford
Industrial Estate, Dublin 18.
Site Name: Pottery Rd
Location: Roachestown Ave, Woodpark, Co. Dublin

Dear Sir/Madam,

On behalf of our client, On Tower Ireland Ltd. ("OTI") please find attached application under Section 254 (1) (g) subsection 5 (A) of the Planning and Development Act 2000, which provides for the installation of communications infrastructure under licence from the Authority. We have included plans and other information concerning the requirement, position, design and capacity of the structure as outlined in Section 254 (3). We are happy to provide additional information on request.

Background

The applicant, OTI is a company of Cellnex, which is a European Telecommunications infrastructure provider. OTI are a registered Infrastructure Provider for the Communications Industry with over 1800 sites around Ireland supporting mobile and broadband communications. OTI provide Tower, Mast, Roof Top and Streetworks Solutions for the expanding requirements of the Licenced Operators including EIR, Vodafone and Three.

The Requirement

Working closely with mobile network Licenced Operator Three, OTI have identified the subject site as a known blackspot for mobile and wireless broadband. A specific solution to

address the deficit in coverage has been identified and approved by the mobile network Licenced Operators.

The Proposal

With reference to the attached plans you will note that it is proposed to provide a 18m high Smart Streetpole Solution in the specified location. See below a photograph of a similar Smart Streetpole and cabinet installed in Drummartin Road in July 2021. This was installed under a Section 254 Licence granted by DLR Co Co.



Fig 1. Existing Smart Streetpole Solution as erected in Drummartin Road, Kilmacud, D14

The street pole has an approx. diameter of 406mm and will be galvanised and painted in finish up to 14.08m in height. Above the 14.08m height, the antenna and RRUs will be mounted to a finishing height of up to 18m and approx. diameter of 730mm.

The pole would be accompanied by an Operator Cabinet specifically located in a position agreeable to the local authority engineers. (Refer to detailed drawings attached). The antenna and structure are designed to blend in with the streetscape, are Irish made and will provide instant coverage.

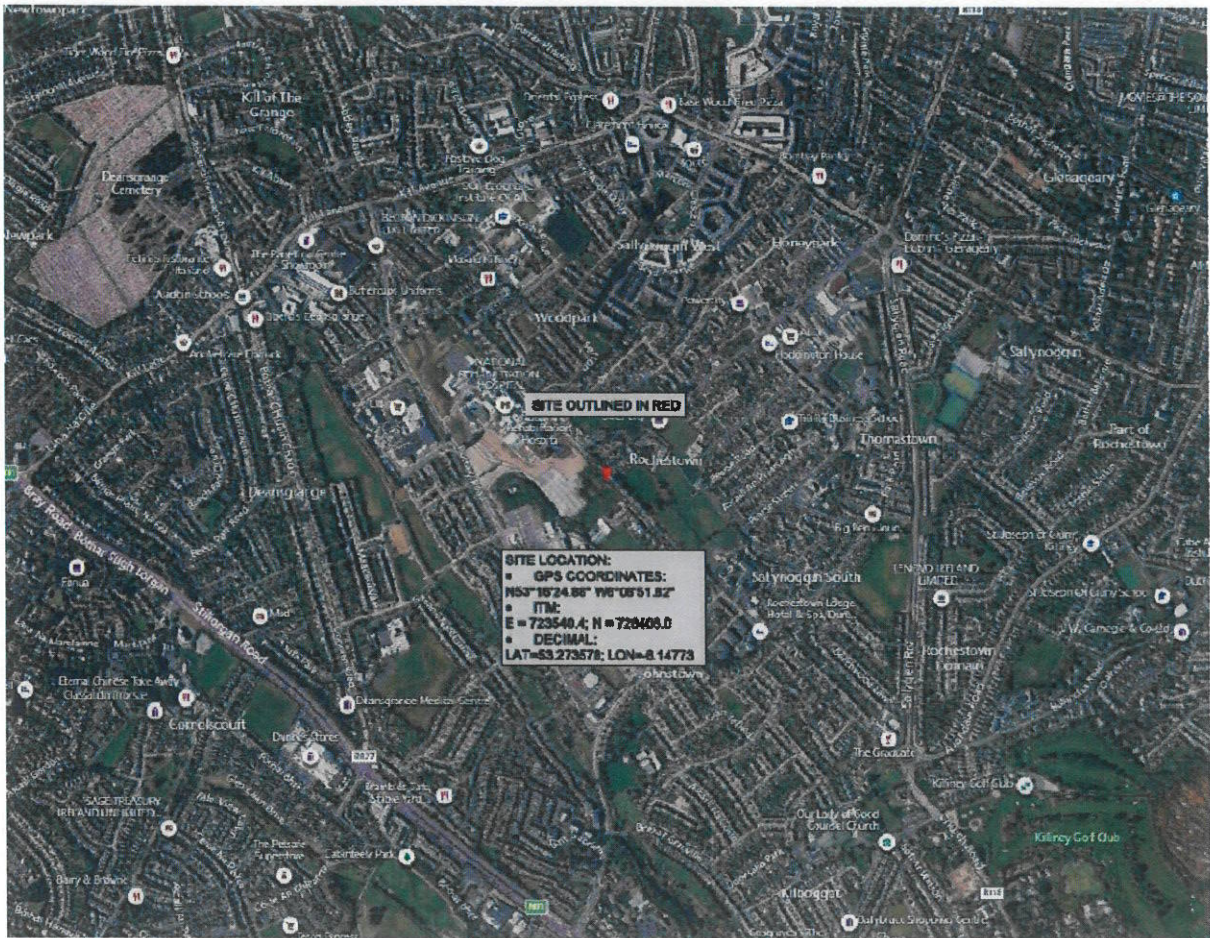


Fig 2. Aerial View Site Location

Please find attached the following documents in respect of the Section 254 Application.

- Planning Report by David Mulcahy Planning Consultant
- Sepa Transfer Confirmation of payment
- Licence Application Drawings
- Com Reg Map
- Visual Impact Assessment Photomontages
- Services Drawings

We trust you find the attached in order. Please don't hesitate to contact the undersigned should you require any further information. We would be obliged if you would acknowledge receipt of the application and we look forward to hearing from you in due course.

Yours Sincerely,

Chartered Engineer

DM

**DAVID MULCAHY
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PLANNING STATEMENT

to support s.254 licence application for

TELECOMMUNICATIONS INFRASTRUCTURE

at

ROCHESTOWN AVENUE, DUN LAOGHAIRE, CO. DUBLIN

Client: On Tower Ireland Ltd (OTI).

16th February 2023

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been instructed by **On Tower Ireland Ltd**¹ to prepare a planning statement to support a Section 254 licence application for a telecommunication structure at Rochestown Avenue, Dun Laoghaire, Co. Dublin.

The purpose of this report is to describe the planning context including receiving environment, planning history, planning policies and objectives, outline the development to be retained and demonstrate how the proposal accords with the proper planning and sustainable development of the area.

This report should be read in conjunction with the drawings prepared by **Jason Redmond Associates, Consulting Engineers** who are the agents for this application. All correspondence should be sent to Jason Redmond Associates².

Note: all underlined text is author's emphasis. All maps are orientated due north.

¹ Suite 311, Q House, Sandyford Industrial Estate, Dublin 18, D18 YV50.

² On Tower Ireland Ltd.(OTI) , C/O Jason Redmond Associates, 5 Lismard, Portlaoise, Co. Laois.

2.0 LOCATION AND DESCRIPTION

2.1 Location

The site is located on the west side of Rochestown Avenue in Dun Laoghaire adjacent to a bus stop (ID 7056) - please refer to the site location map submitted with the application.

2.2 Description

The site currently consists of a grass verge.

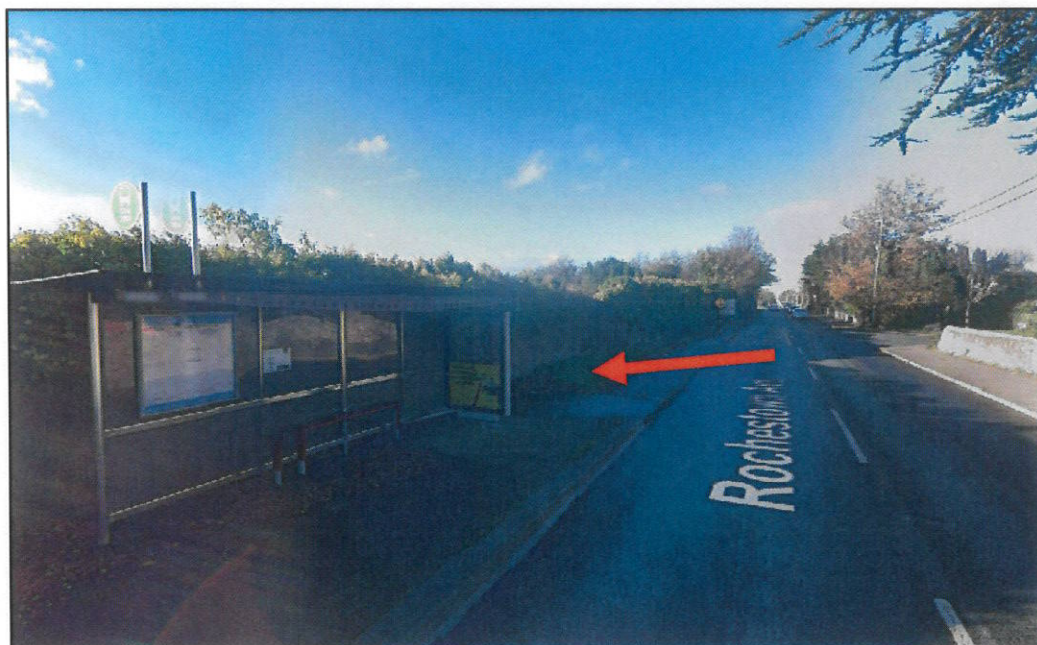


Fig No.1 Photograph of subject site (source Google Streetview November 2022).



Fig No.2 Satellite image with approximate location of site indicated.

2.3 Ownership

The site is located on land owned by Dun Laoghaire Rathdown County Council.

2.4 Land Uses in the Vicinity

Rochestown Avenue (R828) runs along the east side of the site, beyond a public footpath. To the south of the site there is a covered bus stop. To the north there is a continuation of the grass verge. To the west, beyond a tall boundary wall, there is vacant lands associated with the national rehabilitation hospital.

There is a notable absence of buildings in the vicinity of the site. The closest dwelling is [REDACTED] which is located approximately [REDACTED] of the site. It does not face toward the site and is well screened from the site by mature trees on the east side of Rochestown Avenue.

There are a number of established telegraph poles/street lights along Rochestown Avenue.

There is a large mature tree to the south of the site which will screen views of the proposed development particularly when it is in leaf.



Fig No.2a View of the site from the south - Nov 22 (source: Google Street View)

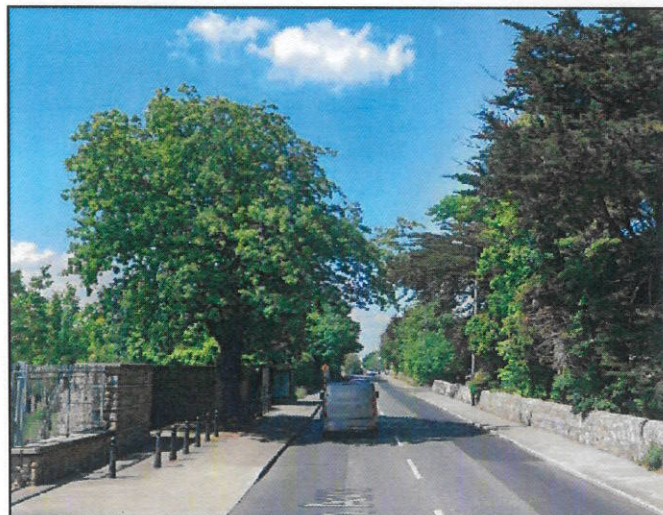


Fig No.2b View of site from the south – May 2021 (source: Google Street View)

3.0 PROPOSED DEVELOPMENT

3.1 Description

The proposal consists of a 18m Evolution streetpole solution, with 1no. Alpha Antenna at azimuths TBC° and 1no. 300mm dish (to be included only if no fibre infrastructure in area), along with ancillary cabinetry (0.600m wide x 1.652m high x 0.900m deep).

Refer to drawings and CGI images prepared by Jason Redmond Associates, Consulting Engineers for further details.

3.2 Technical Justification

3.2.1 Objective of Search Ring Area

The search ring, or area within which a telecommunications installation is required in order to meet the search ring objectives, is an area of c. 250 metres in diameter. The site is required in order to improve network coverage in the area. It has been identified by radio engineers that an installation within the search ring will bring required coverage to the coverage black spot, subject to a site-specific assessment and radio clearance - see diagram of search ring below.

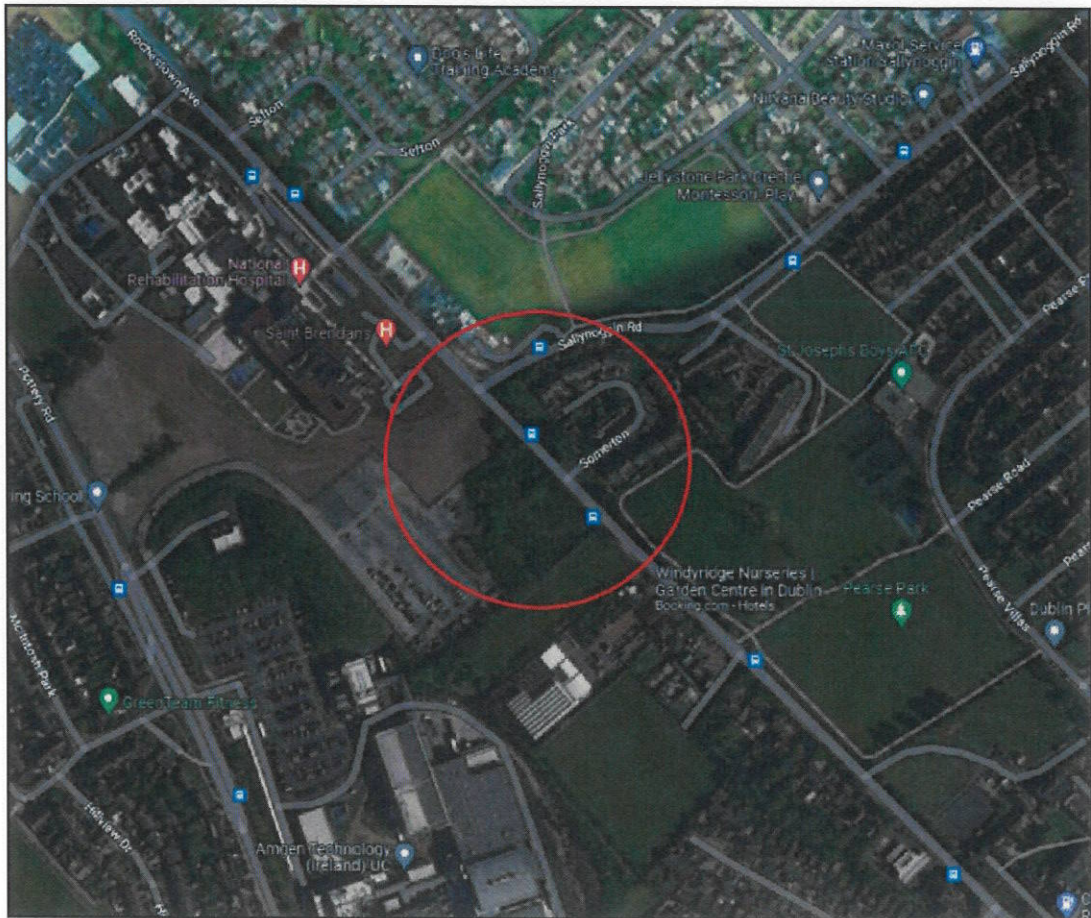


Fig No.3 250m Search Ring for subject site.

3.2.2 Reasons why candidate location was chosen:

This location on Rochestown Avenue, Dun Laoghaire was chosen because of the following:

1. It is within the search ring.
2. There is adequate space to locate a street works solution and cabinet.
3. There is fibre located close to this location to ensure connectivity into the network.
4. The location will not interfere with existing services or footpath.
5. There are no dwellings facing the site.

Alternative Locations Examined by Three:

Three Ireland has a policy to co-locate into existing telecommunications structure where possible, that are located with the target area. Following comprehensive search of the target search area, no existing base station options were identified that could be shared or upgraded to provide the necessary coverage required.

Three are upgrading the network in Dublin to provide customers with good quality voice and high-speed data services. To meet customer demands, a new site at this location is required to provide indoor service to the local residents and business users around Rochestown Avenue and its environs. The new site will improve coverage for the many residential and business users within the area as well as commuters traveling to and from work.

The proposed installation will form part of an established telecommunications network system that Three operates in the area and has been carefully chosen to ensure performance levels are maintained. The site is considered the best possible solution to meet both the existing and future demands of its customers in this area. Failure to progress this installation in its proposed location will impact service in the area as demonstrated in the plots provided and will have a negative impact on Three's network by leaving customers around Rochestown Avenue and environs without sufficient coverage.

3.2.3 Coverage Map

The coverage maps below are self-explanatory. The *do-nothing* approach would result in a continued deficit in indoor/in car coverage in addition to outdoor mobile and wireless broadband cover over a significant section of the subject urban environment. The *do something* approach will bring full indoor/outdoor coverage to a significant splay of residential and business premises in this area and surrounding environs.

Figure 4 below demonstrates a large areas in red to the west of the site. This area clearly demonstrates poor coverage where the market requires the infrastructure.

Figure 5 demonstrates the significant difference in coverage levels, which will result if the proposed licence is granted (blue areas). This represents a substantial increase in coverage service levels over and beyond the current coverage situation in this area.

It is respectfully submitted that the coverage maps below clearly demonstrate the significance of the proposed installation with respect of the telecommunications network.

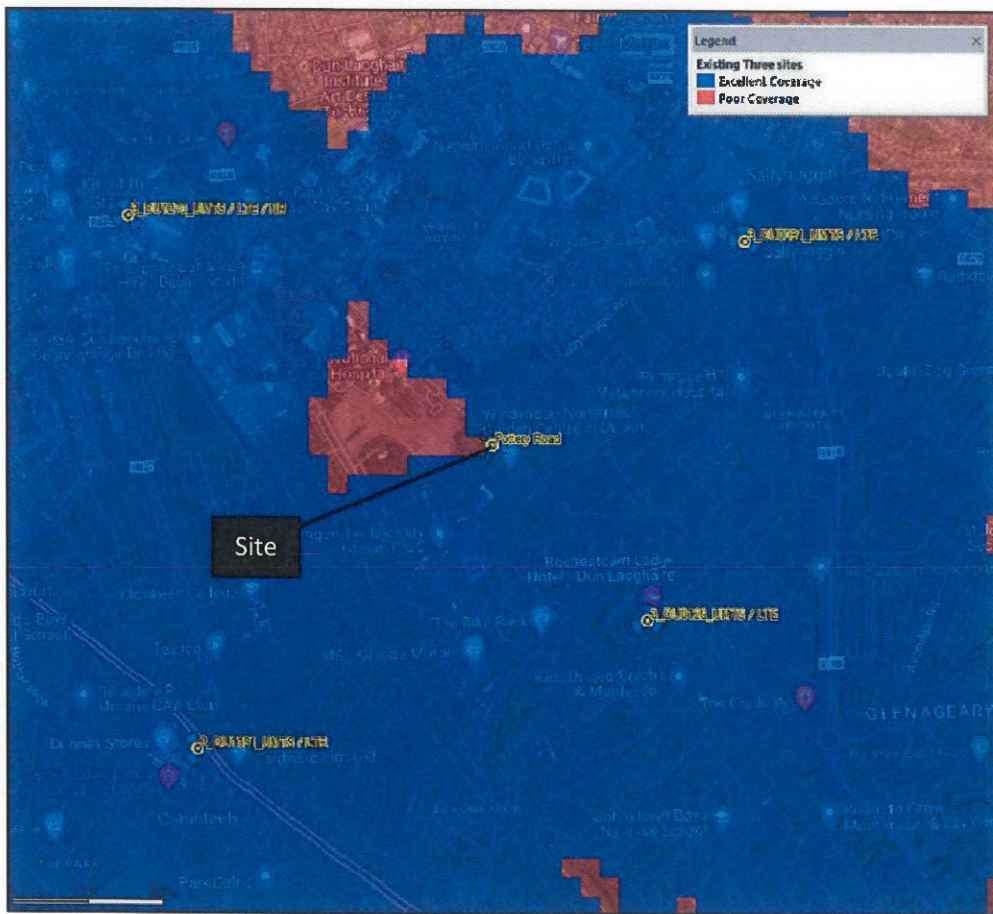


Figure 4: EXISTING INDOOR COVERAGE – poor coverage

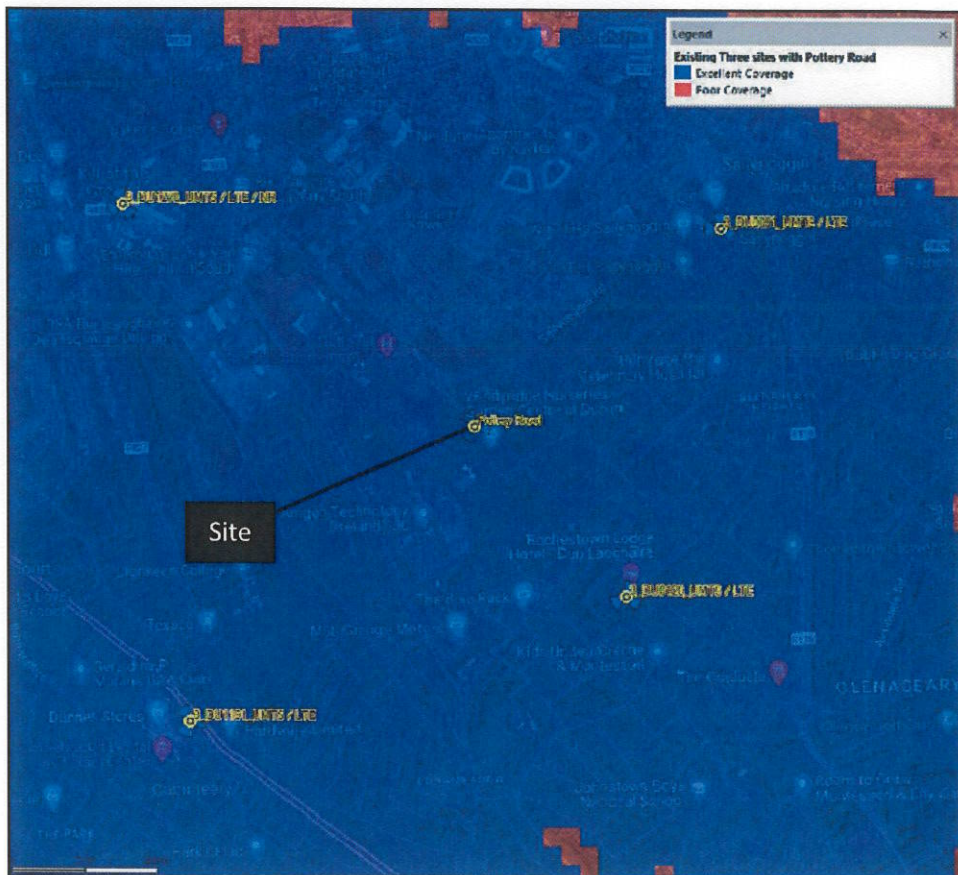


Figure 5: PROPOSED INDOOR COVERAGE – excellent coverage

3.2.4 Comreg Map/Policy

The following map sets out the existing Comreg Sites in this area. Please refer to <https://siteviewer.comreg.ie/#explore>.

It should be noted that telecommunications traffic through urban/commercial areas require more capacity and therefore more infrastructure, given the smaller spatial footprint of search areas and higher development densities in association with higher volumes of radio traffic (owing to modern technologies and devices not limited to mobile phone devices) through any individual radio cell.

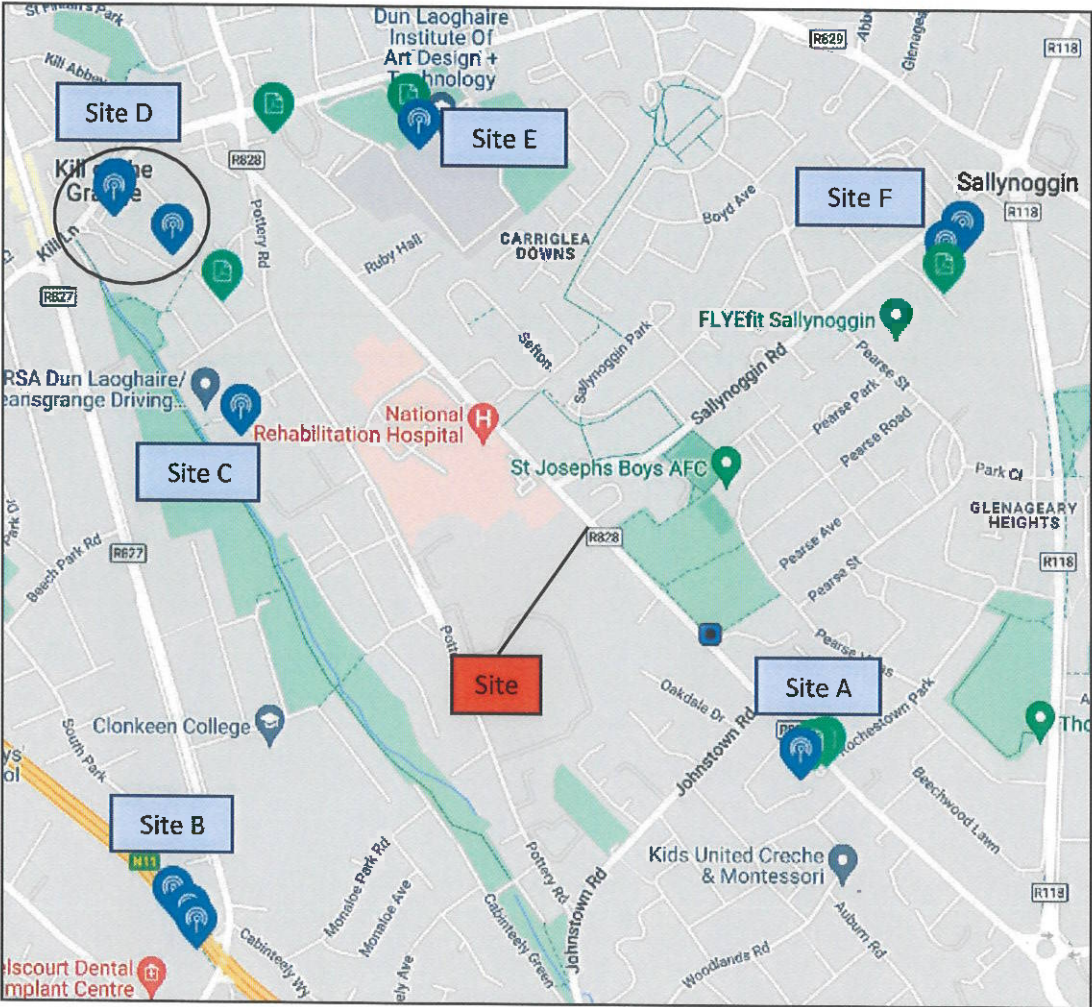


Fig. No.6 Comreg Map of closest Existing Sites in General Area.

3.2.5 Alternative Sites

Please refer to the above Comreg Map (Fig No.6) in association with the following Table, which set out the other relevant Infrastructure in the subject general area of Rochestown Avenue, Dun Laoghaire. It must be noted that all of the sites identified are situated outside of the required search ring, which has a diameter of c.250 metres.

Three have exhausted all other options in the area for alternative sites. Any existing telecoms structures are not located close enough to the demand area. As can be seen below, after reviewing the nearest telecoms structures to the

proposed site it can be seen that Three Ireland are already live and transmitting on the majority of nearest sites. Only a site at this location on Rochestown Avenue will be capable of providing the required service levels expected by customers in this area.

However, in the interest of demonstrating other sites in the broader area for assessment purposes by the planning authority, we provide an analysis of other sites in the vicinity of the site below.

Firstly, the Council are referred to the diagram submitted with the application showing all telecommunications sites within 2km of the subject site - Cellnex Smart Streetpole Comreg map (separate enclosure).

The following table indicates the closest established sites near the subject site (and presents associated 'Discounted Reasons' why they are deemed unsuitable):

Site:	Name of Site (Comreg):	Approx. Distance from Site:	Details/Discounted Reason(s):
A	THREE_DU0126; METEOR DN_1330; VODAFONE_DNVIC	612m	Site is outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.
B	THREE_DU1191; METEOR DN_1790; VODAFONE_DN236	1.1km	Site is outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at

			this location would not address the service needs of the subject search ring.
C	METEOR DN_3313	715m	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives.
D	THREE_DU1270; VODAFONE_DN090; METEOR DN_1282.	1km	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.
E	VODAFONE_DX169	818m	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives.
F	THREE_DU1253; METEOR DN_1218; VODAFONE_DN105	850m	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.

4.0 APPLICANT: BACKGROUND

4.1 Introduction

The applicant, **On Tower Ireland Ltd** is a company of Cellnex, which is a European Telecommunications infrastructure provider, which specifically facilitates co-location to the communications sector in Ireland and Europe. The organisation has significant commercial relationships with each mobile network operator in the State namely Three, Vodafone and Meteor/eir in addition to radio, broadband and emergency communication service providers. Whilst managing their existing portfolio of 300 former Coillte sites, in addition to over 250 new sites., Cellnex has recently completed the purchase of an additional 1150 sites from CK Hutchinson in Ireland. This brings the total portfolio in Ireland to **c.1800 sites nationwide**. The applicant plans to add new developments to support the ongoing infrastructural requirements of the telecommunications industry and to facilitate the provision of broadband in current **"black spot" areas** and to also facilitate higher data transmission speeds in urban areas through various initiatives. It is submitted that the intervention of private sector firms such as **On Tower Ireland Ltd.** (and its parent company Cellnex), in the roll-out of telecommunications infrastructure, is a significant and fundamental pillar in the Governments telecommunications policy and its future plans.

5.0 PLANNING CONTEXT

5.1 Taskforce: Backdrop to Process

The Section 254 Telecommunications Licence Process has evolved as a direct outcome of the Governments Programme for Government, which gave a commitment to establish a Mobile Phone and Broadband Task Force to identify immediate solutions to broadband/mobile phone coverage deficits and to investigate how better services could be provided to consumers. The Taskforce made a number of key recommendations and set out clear actions, which have evolved with reference to the Implementation Report, inter alia.

Chapter 2, Planning and Licencing, of the Taskforce Report recommended that: *'Provisions relating to planning exemptions for telecommunications infrastructure should be amended to facilitate its smoother deployment and the removal of barriers to investment'*. [author's emphasis]

The Task Force also recommended the following:

'That a review of the relevant statutory Planning Guidelines should be undertaken, in conjunction with telecoms industry representatives and other relevant stakeholders, with the aim of evaluating and updating key aspects of the Guidelines to provide clarity and consistency in their interpretation and implementation'.

5.2 Distinction between Section 254 and Class 31

As a direct result of this Government Task Force Report and addendum Implementation Report, two crucial yet mutually exclusive instruments of Irish Planning Law were enacted by resolution of the Oireachtas in order to facilitate the Government's aim; *'To identify immediate solutions to broadband/mobile phone coverage deficits and to investigate how better services could be*

provided to consumers'. These two legislative instruments were also supported under European Law by the European Union (Reduction of Cost of Deploying High-Speed Public Communications Networks) Regulations 2016.

Putting it simply, the key differentiating element of the Section 254 legislation is that it refers to **Public Roads** whilst the Class 31 exemptions refer to Private Lands and associated 'Exemptions'.

Section 254 requires the applicant to acquire a Licence for the construction of such Telecommunications Infrastructure adjunct to Public Roads. This licence application must demonstrate how the proposal conforms to the proper planning and sustainable development of the area. Under Section 254, an Appeal of a decision to An Bord Pleanala is provided for. There are no height stipulations provided for therein, however OTI is committed to the highest standards of proper planning and sustainable development and aims to achieve highest possible environmental assimilation standards. One such example of this aim is portrayed in the pursuit of slim line design prototypes, which have evolved since the enactment of the legislation, such as the Alpha 3 model (inter alia), which has combined highly technical specifications with a slim line aesthetically attractive construct with credit afforded to the OTI Design Team in conjunction with JRA (Jason Redmond Associates).

5.3 Spirit of the Legislation

Planning Authorities, An Bord Pleanala and the Judiciary invariably refer to the 'Spirit of the Legislation', under their respective reports/summations, in drawing conclusions and in issuing Judgements. It is therefore respectfully submitted that the spirit of the Section 254 Licence process is to 'remove barriers' to the roll out and deployment of Telecommunications Infrastructure nationally in order 'to provide immediate solutions to mobile voice and broadband deficits in Ireland'. However, it is noted that regard must be had to the proper planning and

sustainable development of an area and be in accordance with respective Development Plans.

5.4 Provisions of Section 254, Planning and Development Act 2000 (as amended)

The salient provisions of Section 254 legislation under the Planning and Development Act 2000 (as amended) are as follows:

254. — (1) Subject to subsection (2) , a person shall not erect, construct, place or maintain —

F924 [(ee) overground electronic communications infrastructure and any associated physical infrastructure,]

on, under, over or along a public road save in accordance with a licence granted by a planning authority under this section.

(5) In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to —

- (a) the proper planning and sustainable development of the area,*
- (b) any relevant provisions of the development plan, or a local area plan,*
- (c) the number and location of existing appliances, apparatuses, or structures on, under, over or along the public road, and*
- (d) the convenience and safety of road users including pedestrians.*

5.5 Licence History & Precedent

Previous Licence Application on Subject Site

There have been no previous Section 254 Licence Applications by the applicant in the subject local area.

Previous Licence Applications in the Jurisdiction

The reception of Licence Applications has been very positive for the most part. Numerous Licence Applications have already been approved by various planning authorities throughout the Jurisdiction. Such a positive reception of this

new Statutory Instrument reflects innovative, proactive and positive engagement between Local Authorities and Telecommunications Infrastructure providers, which is a significant and dynamic step forward for the Telecommunications Sector, which was clearly espoused under the Taskforce Report and accords with 'the spirit of the legislation'.

The following Section 254 Licence Applications have been granted by An Bord Pleanála in recent times: ABP: PL.305114-19 (Lahinch Rd, Ennis), ABP: PL 306440-20 (Ballybane, Galway) and, ABP: PL 306033 – 05E (Letterkenny, Co. Donegal).PL06S.307196 (Lucan, Co. Dublin).

With regard to the principle of development and the associated acceptance of the proposed modernised type of telecommunications pole, under ABP PL 305114-19 the inspector referred, with regard to the principle of development, "*It is agreed that modern technology has provided for design standards that are more amenable to coming within the scope for a License application under Section 254*". This appeal was granted by the Board subject to conditions and it pertained to a similar description; 15 metre Alpha 2.0 pole and cabinet, in height and general dimensions.

We also refer the Council to a recent decision by An Bord Pleanála (ref. LC93.309598) dated 28th July 2021 concerning a proposed for a 15m high streetpole solution to address identified mobile and mobile broadband coverage blackspots at the Junction of St. John's Hill and The Folly, Waterford (Reg. Ref. 19/523).

The An Bord Pleanála Inspector noted that:

- *"The structure may briefly be of visual interest but would then become an accepted and normal part of the urban streetscape. These structures are becoming more common".*
- *"The structure will be very visible on the streetscape. However, a visual impact is unavoidable with telecommunications infrastructure such as this*

... it would not have any undue adverse impact on the surrounding land uses or the protected structures”.

The Board are also referred to a recent decision by An Bord Pleanála to approve a Section 254 Licence to install 15 free-standing street pole with shrouded antenna on grass verge along Ballycullen Road, Dublin 24 - ref. ABP-311529-21. The ABP inspector noted the following:

“I acknowledge the proposed monopole would be slightly more prominent than some of the existing structures in the vicinity, including overhead powerlines, street lighting poles, and road signage, [but] I consider that it would not be so visually disruptive that it would seriously injure the visual and residential amenities of the receiving area”.

The above Section 254 Licence Applications have similar characteristics to the subject area in terms of receiving environment.

5.6 Street Works in Northern Ireland and the UK, US.

It is very important to convey that this type of Telecommunications solution is extremely commonplace in Northern Ireland, the UK, Europe and in the US.

Furthermore, 'The Greenbook', 'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' (April 2015), published by the Dept of DCCAE (see www.dccae.ie) demonstrates various examples of such structures similar to the structure proposed herewith.

The Green Book acknowledges that the type of infrastructure required will vary, depending on a number of factors, such as location, existing road type and network coverage targets.

In Section 5.4 Consideration of Suitability of Locations, the Green Book refers to the use of standalone poles as the preferred option in urban settings where there is a wide verge or similar.

Consideration of Opportunities to Facilitate Telecommunications Infrastructure on the Roads Network			
Urban Roads			
	General	Opportunities	Comment
	<p>In the case of urban roads, there are generally few opportunities to cater for large, stand-alone masts. There may be opportunities in the vicinity of some roundabouts.</p> <p>There are, however, likely to be more opportunities to accommodate small telecoms antennae / cabinets within the streetscape. Also, it may be feasible to erect new poles to accommodate telecommunications infrastructure.</p>	<p>Opportunities are generally limited to locations where a wide verge or footpath allows the accommodation of small cabinets/antennae and/or the erection of stand-alone poles to accommodate telecommunications infrastructure.</p>	<p>Stand-alone poles are the preferred option in urban areas, as there are ongoing operational and maintenance issues relating to accommodating electronic equipment on lighting columns.</p>

Fig.No.7 Guidance on potential location of overground telecommunications infrastructure on public roads.

In general, the height of telecommunications infrastructure is determined by the network requirements. According to Three, an overall height of 18m is required on Rochestown Avenue in order to provide the required coverage and to clear local obstacles that would cause network interference.

We note Appendix A of the Green Book, which offers examples of acceptable roadside infrastructure, particularly examples three and four, both of which are structures of 15m and over.

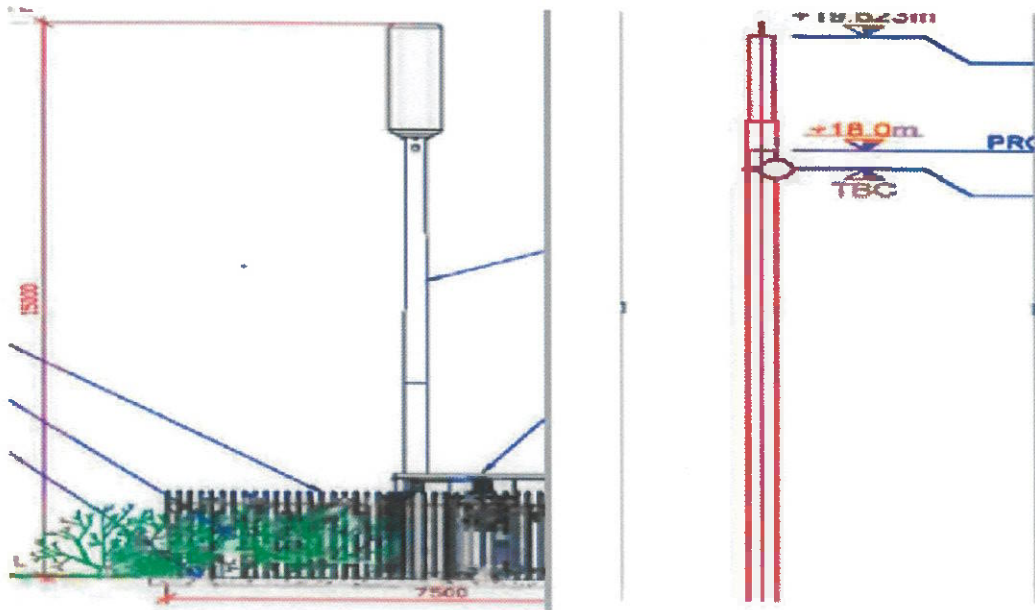


Fig No.8 Image 5 Examples of small and medium size Single Operator Sites Extracted from the Green Book Appendix A.

For these reasons we suggest that the proposed development is in line with the National and EU digital agenda and the County Development Plan and as such should be permitted as a critical addition to the local service provision

5.7 Proper Planning and Sustainable Development Considerations

This section sets out the Planning Considerations relevant to the subject licence application. OTI Ltd. has given due regard to the following policy documents in selecting the subject site.

National Telecommunications Policy

- Planning Guidelines for Telecommunications Antennae and Support Structures' (1996).
- Circular Letter PL 07/12 issued by the Department of the Environment and Local Government.
- The 'Green Book': Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads (April 2015), Published by The Dept of DCCAIE (Product of Collaboration with Department of Communications Energy and Natural Resources, Department of Transport

Tourism and Sport, County and City Management Association, Office for Local Authority Management, National Roads Authority (TII)).

- The National Broadband Plan 2012 (and updated under Project Ireland 2040).

5.7.1 Project Ireland 2040 – The National Planning Framework

The National Planning Framework, which is the Country's penultimate, high level planning steering document at national level, stresses the importance of island wide telecoms connectivity. It refers that in the information age, telecommunications networks play a crucial role in enabling social and economic activity.

5.7.2 Circular Letter PL 11/2020, Telecommunications Services – Planning Exemptions and Section 254 Licences

This Circular was issued on 17th December 2020. It clarifies that a s.254 licence is required for overground electronic communications infrastructure and any associated physical infrastructure but such works are exempt from planning permission.

While a section 254 licence is required for such works, section 254(7) further provides that development carried out in accordance with a licence issued under section 254 shall be exempted development for the purposes of the Act.

5.7.3 East and Midlands RSES (Regional Spatial Economic Strategy)

This strategic policy document refers under Chapter 11 that; *'In the information age, telecommunications networks play a crucial role in enabling social and economic activity. This RSES supports actions to strengthen communications links to develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis'*.

Section 6.4: The Region's Economic Engines and their Sectoral Opportunities:

In alignment with the Growth Strategy for the Region in Chapter 3, and in conjunction with the Settlement Strategy expressed in Chapter 4, it is an aim of the RSES that there is a convergence between where people live and work and that settlements improve the quality of life of their people.

'The pervasiveness of digitisation across all sectors compounds the complexity of sector development, and it provides for constant and rapid evolution of emerging technologies including artificial intelligence, machine learning, robotics and virtual reality'.

Section 8.6 Communications Network and Digital Infrastructure

Access to broadband in the Region is improving but remains incomplete. Many rural and peripheral areas of the Region are poorly served by broadband and there is a need to increase the rate of investment in broadband, in particular in rural areas.

The increasing use of digital technologies is impacting on every aspect of our lives: from transport, to education, leisure and entertainment and health services. Infrastructure to deliver better connected services is vital to our continued growth, supporting businesses and enhancing our communities. As the digital economy grows, we must ensure that the business opportunities and benefits are felt throughout the Region from our capital city to every town, village and outlying rural area - author's emphasis.

The provision of next generation broadband services to rural areas is a key enabling support to ensure smaller urban areas and rural areas are not at a disadvantage in attracting and retaining enterprise and employment compared to larger urban centres. The National Broadband Plan will play an integral role in delivering this infrastructure and revitalising businesses and communities across

rural Ireland. This is a fast moving and evolving infrastructure and the region will need to be able to respond and adapt to future communications networks and technology along with changing work practices and emerging economic models.

Regional Policy Objective - RPO 8.25

Local authorities shall:

- Support and facilitate delivery of the National Broadband Plan.
- Facilitate enhanced international fibre communications links, including full interconnection between the fibre networks in Northern Ireland and the Republic of Ireland.
- Promote and facilitate the sustainable development of a high-quality ICT network throughout the Region in order to achieve balanced social and economic development, whilst protecting the amenities of urban and rural areas.
- Support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations.
- Promote Dublin as a demonstrator of 5G information and communication technology.

Regional Policy Objective - RPO 8.26

- The EMRA supports the preparation of planning guidelines to facilitate the efficient roll out and delivery of national broadband.

5.7.4 Dún Laoghaire-Rathdown County Development Plan, 2022-2028

The County Development Plan 2022-2028 was adopted by the elected members at a Special County Development Plan meeting held on the 10th March 2022. The adopted Plan will come into force 6 weeks after it was adopted on the 21st April 2022.

12.9.8 Telecommunications

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

Compliance with the Planning Guidelines for 'Telecommunications Antennae and Support Structures' (1996), and Circular Letter PL 08/12 issued by the Department of the Environment and Local Government (as may be amended from time to time), 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 **1km 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.*

To what degree the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area - e.g. visual impacts of masts and associated equipment cabinets, security fencing treatment etc. – 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.

Any impacts on rights-of-way and walking.

That the proposal shall not have a significant negative visual impact.

Zoning

The subject site is **not located on zoned lands** – development plan maps do no zoned public roads or footpaths.



Fig No.9 Extract from DLR Development Plan 2022-28 zoning map showing site within Cherrywood Planning Scheme.

The lands to the west are zoned Objective E - To provide for economic development and employment.

The purple hatched line indicates that a Local Area Plan will be prepared for the lands on the opposite side of Rochestown Avenue.

The black hatched line indicates a 6 Year Road Objectives/Traffic Management/Active Travel Upgrades. It is highlighted that that the Council can be comforted by section S.254 (4) of the Planning and Development Act 2000 as amended which states that *"A licence may be granted under this section by the planning authority for such period and upon such conditions as the authority may specify, including conditions in relation to location and design, and where in the opinion of the planning authority by reason of the increase or alteration of traffic on the road or of the widening of the road or of any improvement of or*

relating to the road, the appliance, apparatus or structure causes an obstruction or becomes dangerous, the authority may by notice in writing withdraw the licence and require the licensee to remove the appliance, apparatus or structure at his or her own expense” – emphasis added.

Site Designations (Scenic Routes, Landscape Sensitivity etc.)

The site has no specific amenity designation. There is no protected scenic route proximate to the site. It is not within an SAC/SPA.

There is a Protected Structures located approximately [REDACTED] of the site - [REDACTED]. There are no direct views of this Protected Structure from the site due to a combination of existing buildings and mature trees – see photograph below. The views from [REDACTED] (front and rear) do not face toward the subject site.



Fig No.10 View from public road in front (east) of the site toward [REDACTED]

6.0 VISUAL IMPACT ASSESSMENT

Please refer to the CGI images prepared by Jason Redmond Associates, Consulting Engineers submitted with the application showing before and after images of the proposed development.

For the purpose of this study the criteria as set out in the current EPA Guidelines on Information to be contained in Environmental Impact Assessment Reports (2022) are used in the assessment of the likely impacts. The criteria for rating the significance of impacts are outlined below:

Criteria for significance of effects under EPA Guidelines

EPA Rating	
<i>Imperceptible</i>	<i>An impact capable of measurement but without significant consequences</i>
<i>Not Significant</i>	<i>An effect which causes noticeable changes in the character of the environment without significant consequences</i>
<i>Slight</i>	<i>An impact which causes noticeable changes in the character of the environment without affecting its sensitivities</i>
<i>Moderate</i>	<i>An impact that alters the character of the environment in a manner that is consistent with the existing and emerging baseline trends</i>
<i>Significant</i>	<i>An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment</i>
<i>Very Significant</i>	<i>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment</i>
<i>Profound</i>	<i>An impact which obliterates sensitive characteristics</i>

A total of 4 no. Visual Reference Points have been identified within a 122m radius of the site.

VRPs 1 & 3 are taken at distances of 37m and 122m respectively of the site and VRPs 2 & 4 are taken at distances of 78m and 89m respectively of the site.

The pole and cabinet are clearly visible from VRPs 1 & 3 and partially visible from VRPs 3 & 4. Given the established context provided by the receiving environment, along with the slender nature of the structure and the neutral sky grey colour, the visual impact is considered to be slight to moderate. It will read as part of the typical street furniture and will not be an incongruous insertion into the streetscape.

VIA Conclusion

It is concluded that while the proposed 18 metre pole will be visible from close up locations, which is to be expected, it is not considered that such visual sighting of same would be detrimental to the visual amenities of the area, the community amenities or of the public realm at this location.

The proposed pole structure and cabinet which are proposed for this spatial context is a more stream-lined and sleek version of the structures, which were initially rolled out under the Section 254 Licence process. The proposed structure/equipment is testament to the objective of the Cellnex Company, OTI Ltd, which has been to strive to carefully select appropriate sites, which meet coverage objectives, but which also sensitively address the streetscape wherein such structures are located. It is respectfully submitted that the proposed structure, is presented as a utility structure in this streetscape.

Please note the inspector's comment under ABP reference PL.61.306440, which was an appeal against a decision of Galway City Council to refuse a similar Alpha 2.0 pole structure. The Board overturned the decision of the planning

authority in this instance and the ABP inspector, whilst recommending a grant be issued, referred the following in relation to design and visual impacts:

'I would consider that the structure itself is nondescript in character and design and is not dissimilar in scale or design of a lamp standard or traffic light pole. I would consider that the structure is of a design and scale that would not be out of character or be a visually obtrusive or an incongruous element in a suburban area such as this'.

It is respectfully submitted that the proposal, in a similar suburban context, will be assimilated into the established streetscape and skyline at this location and within the backdrop of the receiving environment and is entirely in accordance with the proper planning and sustainable development of the area.

7.0 APPROPRIATE ASSESSMENT SCREENING

7.1 Natura 2000 Provisions

Having regard to the nature and limited scale of the proposed development and nature of the receiving environment together with the distance from the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 ICNIRP COMPLIANCE

8.1 Health and Safety legislation and Guidelines

The proposed development will be built in accordance with current Health and Safety legislation and Guidelines, which is ultra vires to the planning process. Comreg is the appropriate authority with responsibility for same. The proposed equipment and installation are designed to be in full compliance with the limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection.

9.0 CONCLUSION

It is respectfully submitted that the proposed street work solution accords with pattern and character of the public realm in this area of Rochestown Avenue, Dun Laoghaire, Co. Dublin.

The principle of the proposed Alpha streetpole structure has been accepted by numerous planning authorities and An Bord Pleanála, since the enactment of the legislation.

It is respectfully submitted that policy cited under the Dunlaoghaire Rathdown County Development Plan 2022-28, particularly with regard to colocation, was clearly applied to the site selection process. All other locations i.e. existing telecommunication sites have been evaluated and discounted for various reasons set out above. The majority of the established sites assessed were too far from the search ring, to satisfy its technical requirements. The Cellnex Team also considered 'Alternatives' and various locations were ruled out for genuine reasons.

Furthermore, the Dun Laoghaire Rathdown County Development Plan 2022 -2028 clearly recognises the importance of the development of a high-quality telecommunications network.

The proposed 18m evolution streetpole solution will provide for optimum coverage as required in an area where there is a noted dearth in coverage. Additionally, given the current Covid 19 crisis, the newly acquired practices of wholesale 'Working from Home' have placed increasing demands on the network as noted by Government in recent Circulars and associated actions. It is also widely accepted that 'Working from Home' practices will become the new norm for a significant time period into the future. Therefore, the immediate urgency of this type of telecommunications infrastructure to address coverage gaps in the network, in addition to increased demand, has never been so crucial to the ongoing economic and sustainable development of the Country.

It is submitted that the proposed pole will be of neutral sky grey, which will reflect the skyline and therefore the proposed pole will be well assimilated with regards to its colour/texture and therefore complies with the best principles of siting and design.

On a site-specific basis, the proposed location will provide an appropriate setting for the proposed pole and cabinet where it will appear as normal utility infrastructure. The mature tree to the south will provide significant screening, particularly when it is in leaf.

The VIA submitted herewith demonstrates that there will be no negative impact on the visual amenities of this area with slight visual impacts being perceived as one observes the structure in middle to near distance. It is submitted that whilst the structure will naturally be visible, it cannot be argued that visibility of such a structure alone amounts to detrimental impacts rather normal perception of development. This type of structure is crucial functional infrastructure, which

significantly contributes to successful place making, in a modern day, functional public realm.

The proposed development is also consistent with the main thrust of recently adopted Regional Policy (EMRA RSES).

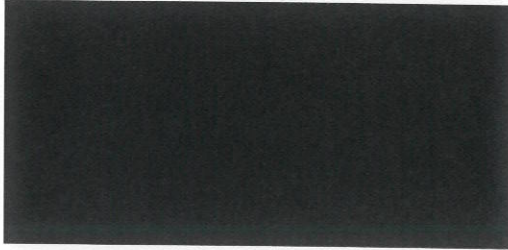
The planning authority is respectfully requested to consider the necessity for this infrastructure, which the market would not require if there was not a demand for same. The planning authority is also requested to consider the meticulous site selection process undertaken, which has to satisfy the criteria of the planning authority in addition to the technical/radio requirements of the identified search ring.

With regard to the S.254 legislation, as cited under Section 4 above, it is submitted that the proposed development.

- Accords with the proper planning and sustainable development of the area.
- Accords with the relevant provisions of the development plan.
- Does not detract from the convenience and safety of road users including pedestrians,
- Assimilates within the existing pattern of appliances, apparatuses, or other structures along the public road.

In conclusion, it is respectfully submitted that the proposal fully complies with the proper planning and sustainable development of the area and it is requested that Dunlaoghaire Rathdown County Council grant this Licence Application with regard to the case set out above.

A stage II Appropriate Assessment is not considered necessary. We invite the Council as the competent body to agree with this conclusion.



David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS

To Whom It May Concern

9th of March 2022

Dear Sir/Madam,

Confirmation of Insurance – Cellnex Ireland Ltd, Signal Infrastructure Limited and/or Cellcom Ireland Ltd and/or On Tower Ireland Ltd.

As requested by you, we are writing to confirm that we act as your Insurance Broker and that we have arranged insurance(s) on your behalf as detailed below with insurers who are authorised to conduct insurance business in Ireland by their respective regulatory authority(ies). A copy of this letter may be provided by you to third parties who have a legitimate need to receive confirmation of your insurance cover.

Business Description

Provides telecommunications infrastructure solutions

PUBLIC LIABILITY

INSURER: XL Insurance Company SE

POLICY NUMBER: [REDACTED]

PERIOD OF INSURANCE: 1st March 2022 to 28th February 2023 (both days inclusive)

LIMIT OF INDEMNITY: €7,000,000 (any one event and in the aggregate during the period of insurance)

We have placed the insurance which is the subject of this letter after consultation with you and based upon your instructions only. Terms of coverage are based upon information furnished to us by you, which information we have not independently verified.

This letter is issued as a matter of information only and confers no right upon you or any third party to whom it is disclosed, other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this letter may be issued or pertain, the insurance afforded by the policy (policies) described herein is subject to all terms, conditions, limitations, exclusions and

Marsh Ireland Brokers Limited, trading as Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting, is regulated by the Central Bank of Ireland.

Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting are trading names of Marsh Ireland Brokers Limited. Marsh Ireland Brokers Limited is a private company limited by shares registered in Ireland under company number 169458. VAT Number IE 6569458D. Registered Office: 4th Floor, 25-28 Adelaide Road, Dublin 2, Ireland, D02 RY98. Directors: [REDACTED]

cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

We express no view and assume no liability with respect to the solvency or future ability to pay off any of the insurance companies which have issued the insurance(s).

Where a copy of this letter has been provided to a third party, we assume no obligation to advise that third party of any developments regarding your insurance(s) subsequent to the date hereof. Additionally this letter is given on the condition that we are not assuming any liability to any third party who receives a copy of this letter, based upon the placement of your insurance(s) and/or the statements made herein.

This letter shall be governed by and shall be construed in accordance with Irish law.

Yours sincerely,



Client Advisor
Marsh Ireland Brokers Ltd
Direct Dial: [REDACTED]
E-mail: [REDACTED]

Marsh Ireland Brokers Limited, trading as Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting, is regulated by the Central Bank of Ireland.

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CERTIFICATE OF INSURANCE

The Insurer **ZURICH INSURANCE PLC SUCURSAL EN ESPAÑA**, with NIF W0072130H, located at Madrid, Pº de la Castellana, 81, 28046, registered on Registro Mercantil of Madrid, volume 37303, folio 179, page M-658706, confirms herewith that the Policyholder mentioned below has Liability insurance which provides coverage according to the terms and conditions set out in the policy.

This confirmation does not change, increase, amend or correct any coverage specified in the policy. Limits shown may have been reduced or exhausted by claims payments.

Policyholder: **CELLNEX TELECOM S.A.**, CIF A64907306, con domicilio en Calle Juan Esplandiu, 11-13, 28007 Madrid España

Additional Insured:

- SIGNAL INFRASTRUCTURE LIMITED
- CELLNEX IRELAND LIMITED
- SHANNONSIDE COMMUNICATIONS LIMITED
- ON TOWER IRELAND LIMITED
- WAYWORTH LIMITED
- ROCK SOLID TRANSMISSION LIMITED

Master Policy No.: XXXXXXXXXX

Period of indemnity: From 00.00 hours. of March 01st, 2023 until 24.00 hours of February 29th, 2024.

Coverages and Limit guaranteed in the policy:

COVERAGES	LIMITS
INSURED LIMIT	7.000.000,00 €
General Liability	7.000.000,00 €
Employer's Liability	7.000.000,00 €
Employer's Liability – Sublimit per victim	1.250.000,00 €
Products Liability	7.000.000,00 € per claim and annual aggregate
Post Works Liability	7.000.000,00 € per claim and annual aggregate
Sudden and Accidental Pollution Liability	7.000.000,00 € per claim and annual aggregate
Use of 2 drones in Spain	300.000,00 € per claim and drone and 1.500.000,00 € per annual aggregate
Damages to rented building	7.000.000,00 € per claim and annual aggregate
Professional Indemnity of staff Technicians	7.000.000,00 € per claim and annual aggregate
New Acquisitions	Included
Subsidiary Liability for Motor Vehicles	Included
Subsidiary Liability for contractors and subcontractors	Included
Bodily Injury – Electromagnetic Fields	6.000.000,00 € per claim and annual aggregate
Electromagnetic Fields – Sublimit per victim	-
Damages to Public Radio electric Domain	1.500.000,00 € per claim y 3.000.000,00 € annual aggregate
Liability for transportation of goods	Included
Promotor's Liability (execution budget less than 3.000.000,00 €)	Included
Cross Liability (only Bodily injury)	7.000.000,00 € per claim and annual aggregate
Cross Liability – Sublimit per victim	1.250.000,00 €
Damages to employee's goods (vehicles included)	60.000,00 € per claim and 120.000,00 € annual aggregate
Liability for Care, Custody and Control	1.000.000,00 € per claim and annual aggregate
Pure Financial Losses	6.000.000,00 € per claim and 7.000.000,00 € annual aggregate
Legal Defense and Bonds	Included
Employer Liability (Local policy)	1.000.000,00 € per claim and annual aggregate

Deductibles:

General	12.500,00 €
Drone	500,00 €
Damages to employee's goods	5.000,00 €
Pure Financial Losses	25.000,00 €
Damages to Public Radio electric Domain	25.000,00 €
Electromagnetic Fields	25.000,00 €

At the request of the applicant, Zurich Insurance Company certifies that the premium for the aforementioned period has been paid up to date by the Policyholder and the Insured.

This notification is only informative of the existence of an insurance and does not modify, expand or restrict in any way the content of the General, Particular and Special Conditions of the same, which have been accepted by the Insured and which govern the coverage of the policy that is

Without prejudice to the agreements in this certificate and in the insurance policy, no insurer shall grant cover, undertake payments, render services or grant the condition as a beneficiary, to any insured or third party insomuch as such cover, payment or beneficiary could breach any applicable Trade or Commercial Sanction regulation.

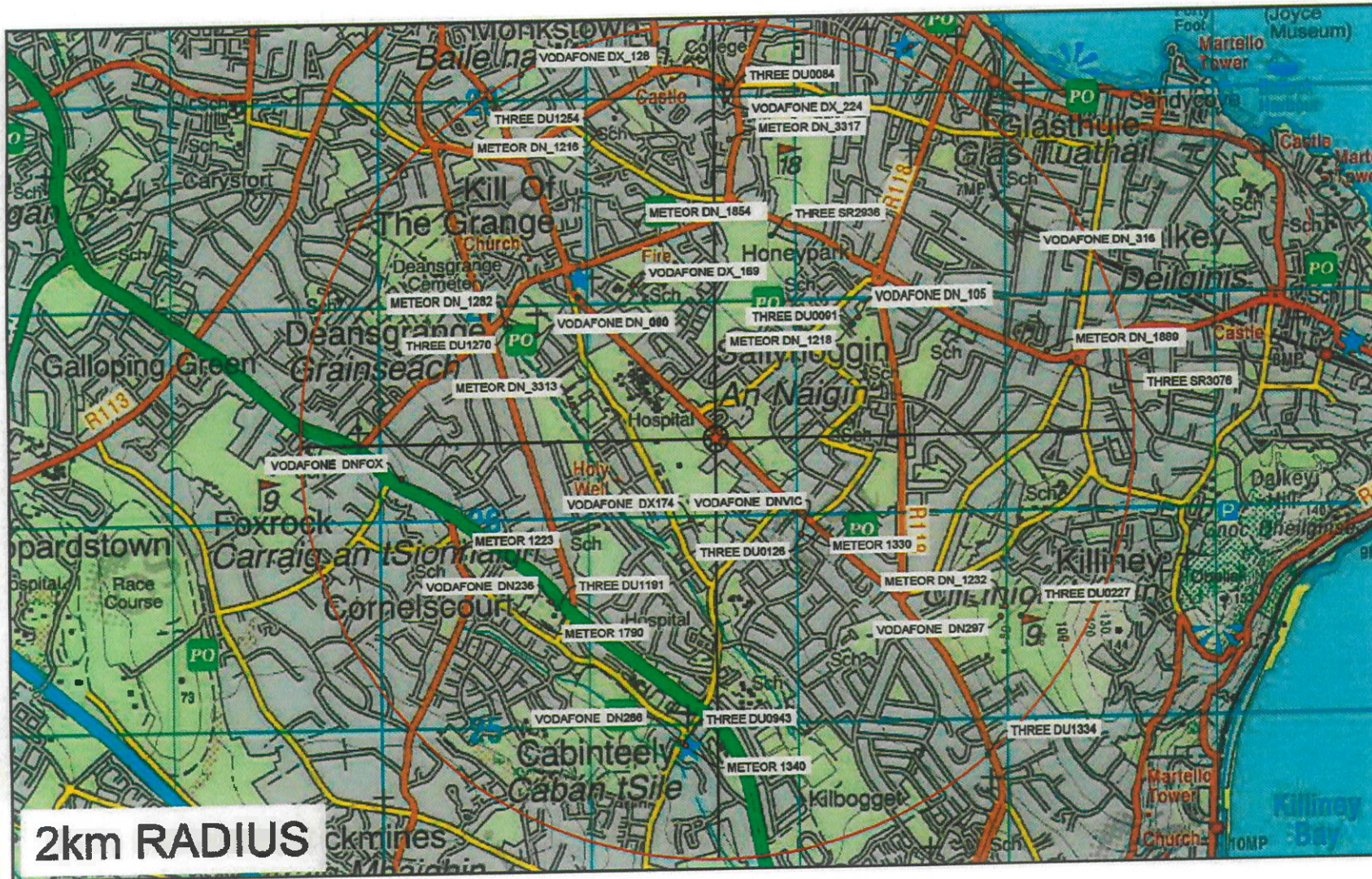
And, for the record for the appropriate purposes, this Certificate is issued in Barcelona on March 24, 2023

ZURICH Insurance PLC, Sucursal en España



LEGEND:

Search Ring Radius	
Radius Area (2km)	
Proposed Site	
Existing Vodafone site shown thus	
Existing EIR site shown thus	
Existing H3GI site shown thus	



2km RADIUS

LOCATION MAP
SCALE 1:20,000



A	ISSUED FOR PLANNING	10/03		
No.	Revision	Date	By	Clad

JELMEC

10 Barrowlands Business Park, Sandy Road,
Grayswaterford, Co. Wick, N95 6Y7,
Rep. of Ireland.

cellnex
driving telecom connectivity

Cellnex Ireland Ltd.
Suite 011, O'Hara, 70 Parnell Road,
Dunfong Industrial Estate, Dublin 9,
D16 YNR, IRLAND.

JRA

Consulting Engineers
James R. J. & Associates Consulting Engineers
5 Mount Court, Harold's Cross, Dublin 6, D06 W81
Phone: +353 1 478 8833
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID **CIG-03758**

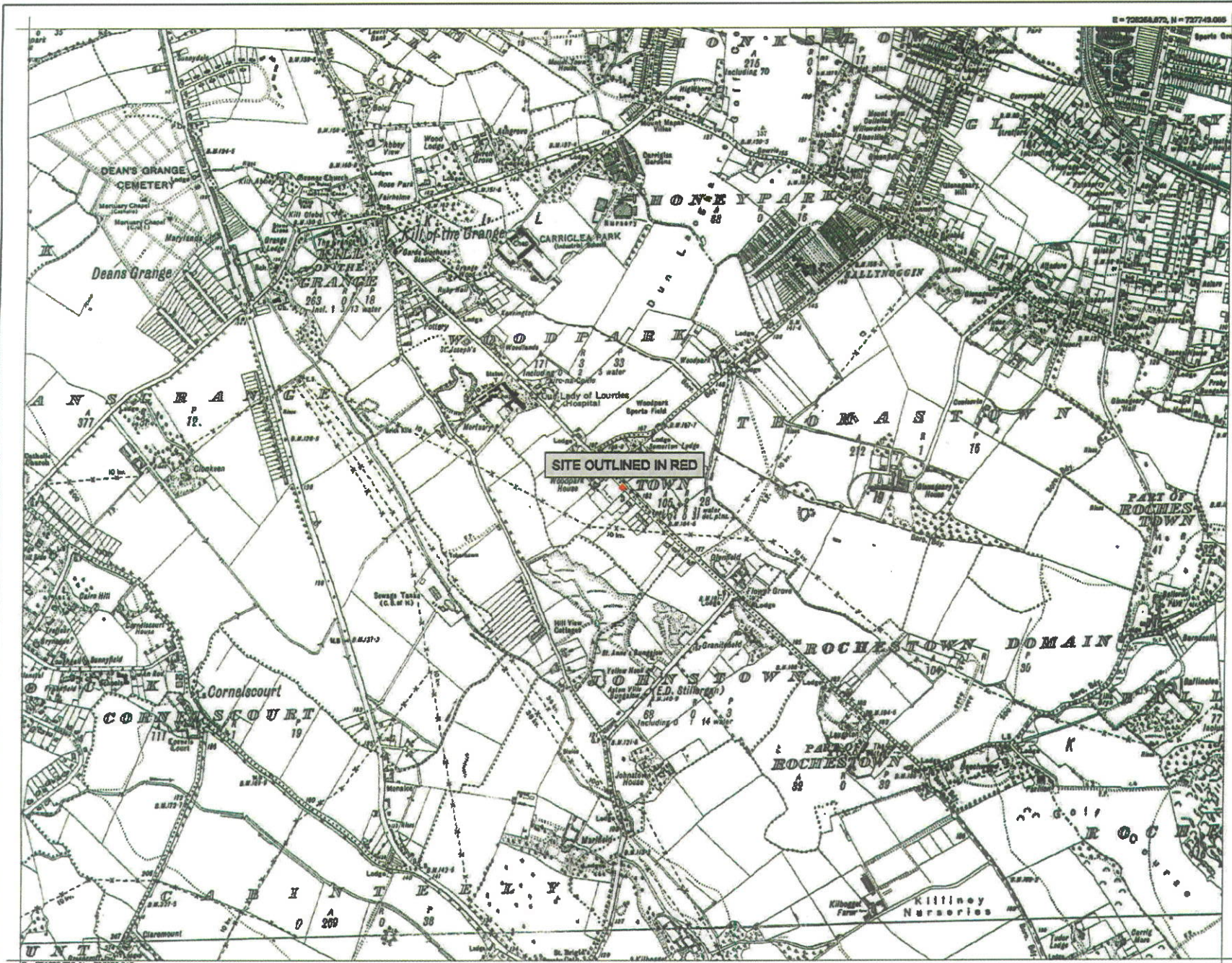
Operator site ID **SR-1612**

Site Name **POTTERY ROAD**

Site Address
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
COMREG MAP**

Designed	Date	10/03
Drawn	Scale	1:20,000
Dwg No.	SR1612-107	



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18m EVOLUTION STREETPOLE

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Description:
Historic 8' Latent Adhes

Supplier / Owner:
Ordinance Survey Ireland (OSI)

Date Issued / Reference:
005522

Scale Date / Reference:
Survey Date = 21-Nov-2023
Loaded Date = 24-Dec-2023

Notes:
Revision Date = 21-Nov-2023
Survey Date = 21-Nov-2023
Loaded Date = 24-Dec-2023

File Format:
Tagged Image File Format (TIFF)

File Name:
K:\SR1612-100

File Size / Area of Interest (A0):
1024x768 (A0) 2486400 Bytes
1024x768 (A0) 2486400 Bytes
1024x768 (A0) 2486400 Bytes
1024x768 (A0) 2486400 Bytes
1024x768 (A0) 2486400 Bytes

Production / Serial Reference:
Production Date: 2023-11-21
Drawing Date: 2023-11-21
Drawing No: 005522-002

Scale / Drawing Size:
Scale: 1:1
Drawing Size: 1024x768

Product Version:
1.2

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10 Barnwood Business Park, Slattery Road,
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Rep. of Ireland.



On Tower Ireland Ltd.
Suite 011, O'Hanrahan, 78 Plaza Road,
Sandymount Industrial Estate, Dublin 14,
D18 YW66, IRL. E.U.C.



Irish Registered and Incorporated Consulting Engineers
Incorporated in the Republic of Ireland, No. 102151
Phone: +353 (0) 1 494 2222
Website: www.jra.ie Email: info@jra.ie

PLANNING

Original site ID: **CIG-03758**
Operator site ID: **SR-1612**

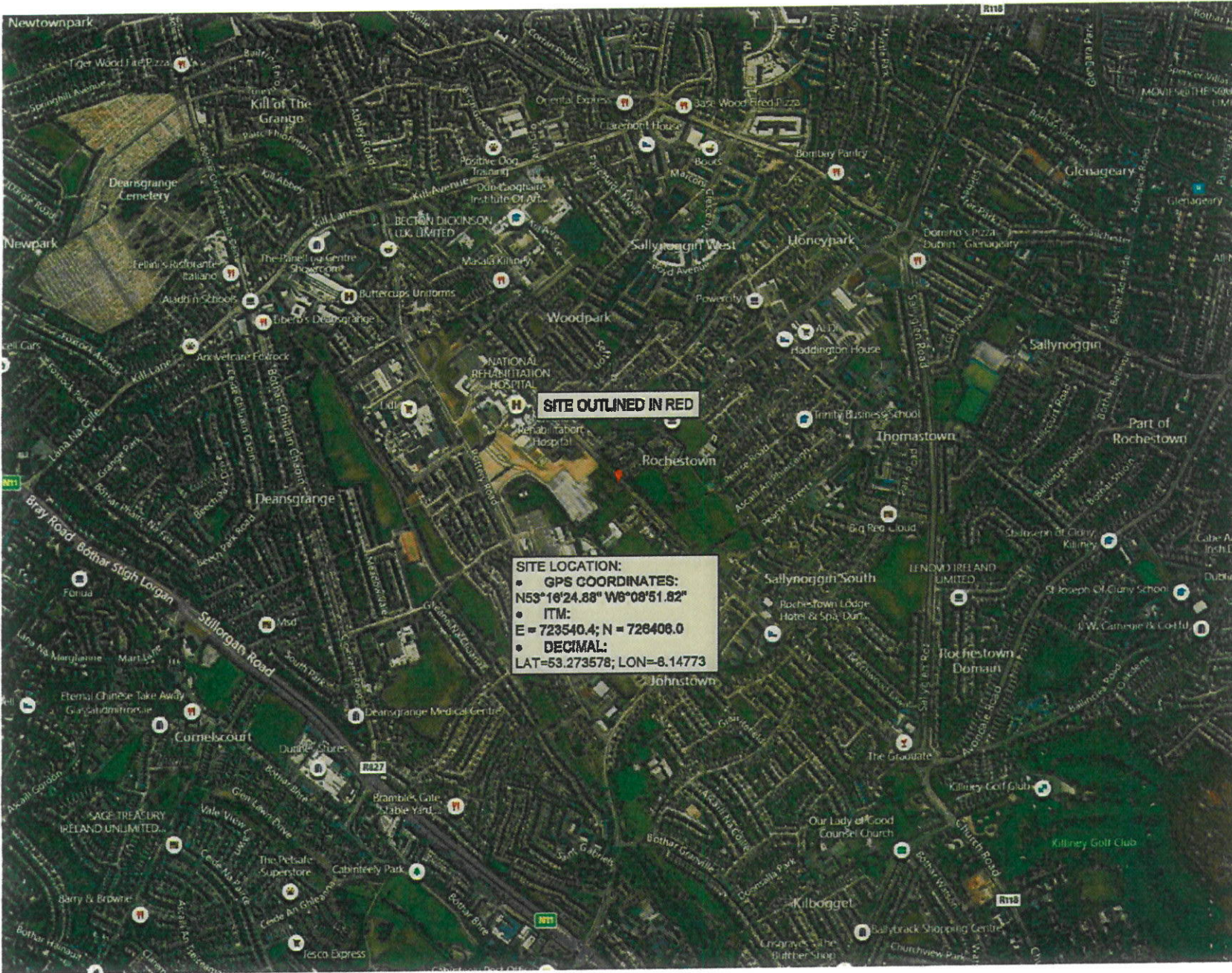
Site Name:
POTTERY ROAD

Site Address:
GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO.DUBLIN

Title:
CELLNEX SMART STREETPOLE
SITE LOCATION MAP

Designed	Date	13/10/23
Drawn	Scale	1:1000 Rev. A
Dwg No.	SR1612-100	

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SITE OUTLINED IN RED

SITE LOCATION:
 • **GPS COORDINATES:**
 N53°16'24.88" W6°08'51.82"
 • **ITM:**
 E = 723540.4; N = 726406.0
 • **DECIMAL:**
 LAT=53.273578; LON=-8.14773

16m Evolution STREETPOLE

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No.	Revision	Date	By	Chk

JELMEC

3D Renewable Business Park, Derry Road, Glasnevin, Co. Dub., D08 E9W7, Rep. of Ireland.



On Tower Ireland Ltd, Suite 011, 61-63a, 78 Parnell Street, Dublin 10, D04 YV66, IRELAND.



PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR_1612**

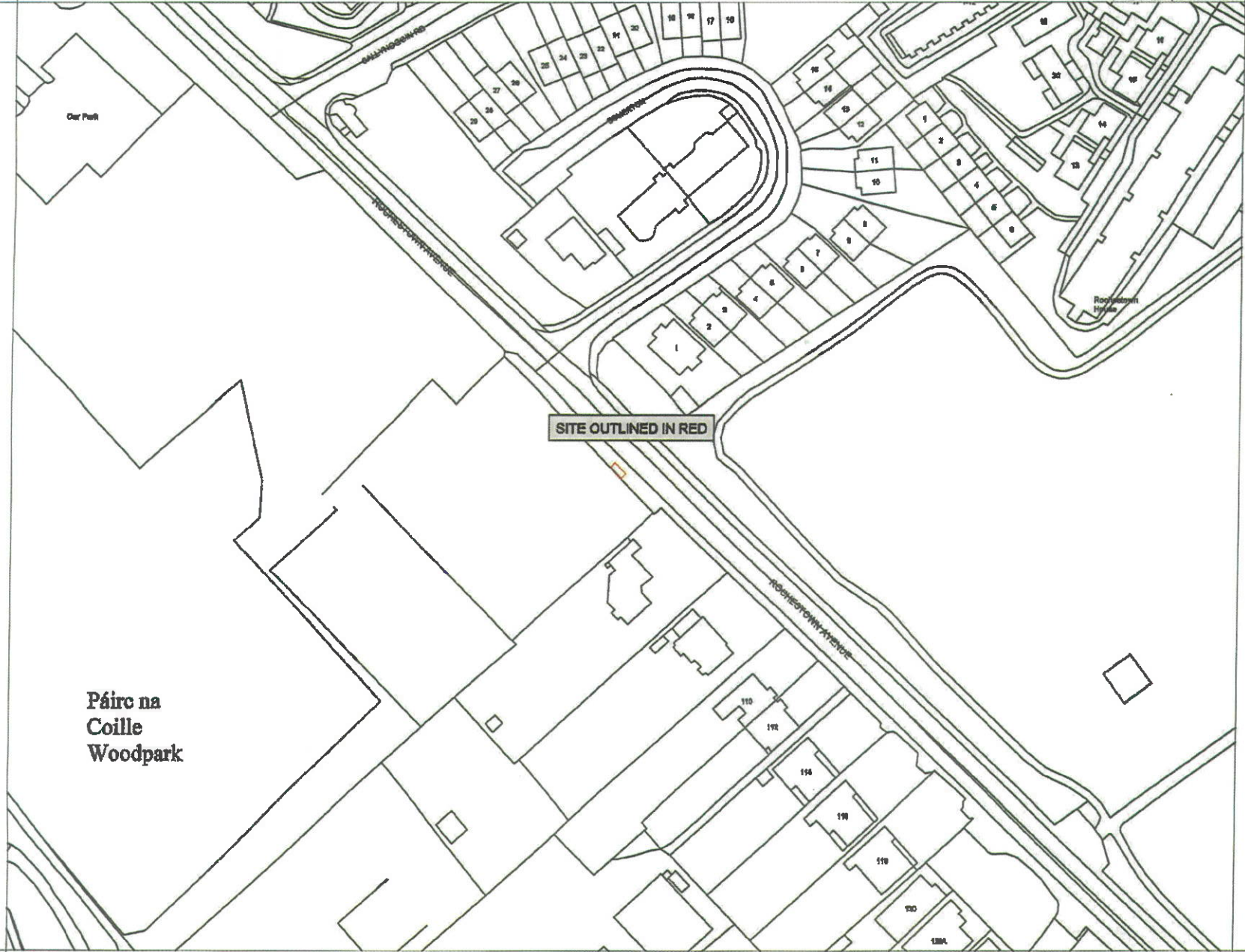
Site Name **POTTERY ROAD**

Site Address **GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN**

Title **CELLNEX SMART STREETPOLE SITE LOCATION MAP AERIAL PHOTO**

Designed	Date	16/12/20
Drawn	Scale	1:200
Dwg No.	Rev.	A
Dwg No. SR1612-101		

E = 723701.085, N = 726530.946



E = 723381.516, N = 726282.854

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18m EVOLUTION STREETPOLE

Improvements to the way we live and work are a priority for the Government and the public. The Government is committed to ensuring that the way we live and work is safe, secure and sustainable.

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Characteristics
Digital Landscape Model (DLM)
Publicity / Issues
Customer Survey Index (CSI)
Site Status / Reference
P0162

Site Name
Rochestown Avenue (SR1612-102)

Site Name
SR1612-102

Site School / Type of Island (ISO)
11/11/11- 723381.516, 726282.854
11/11/11- 723381.516, 726282.854
11/11/11- 723381.516, 726282.854
11/11/11- 723381.516, 726282.854

Reference / Quality Reference
Reference: 000000, Job: 000000, Monitor

Customer Field Coordinates
X: 723381.516, Y: 726282.854

Reference Index
Map Scale / Map Sheet
1:1,000 / 1:1,000-30

Site Reference Index
Date: 01-01-2023

Source Data Reference
2022, Reference: 71, 102, 114
Product Version:
Version: 1.0

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DELMEC

13 Borrowdale Business Park, Sligo Road,
Grangemullen, Carlow, N20 1207,
Rep. of Ireland.

cellnex
driving telco's connectivity
On-Tower Ireland Ltd.
Units 011, O'Hanlon, 70-Flann Road,
Doughan Industrial Estate, Dublin 14,
D16 YW6, IRLAND.

JRA
Consulting Engineers
1000 Shelburne Road, Galway, Co. Galway, N67 1W2
1000 Shelburne Road, Galway, Co. Galway, N67 1W2
Phone: +353 (0) 91 87 22222
Website: www.jra.ie

PLANNING

Signal site ID: CIG-03758

Operator site ID: SR-1812

Site Name: POTTERY ROAD

Site Address: GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN

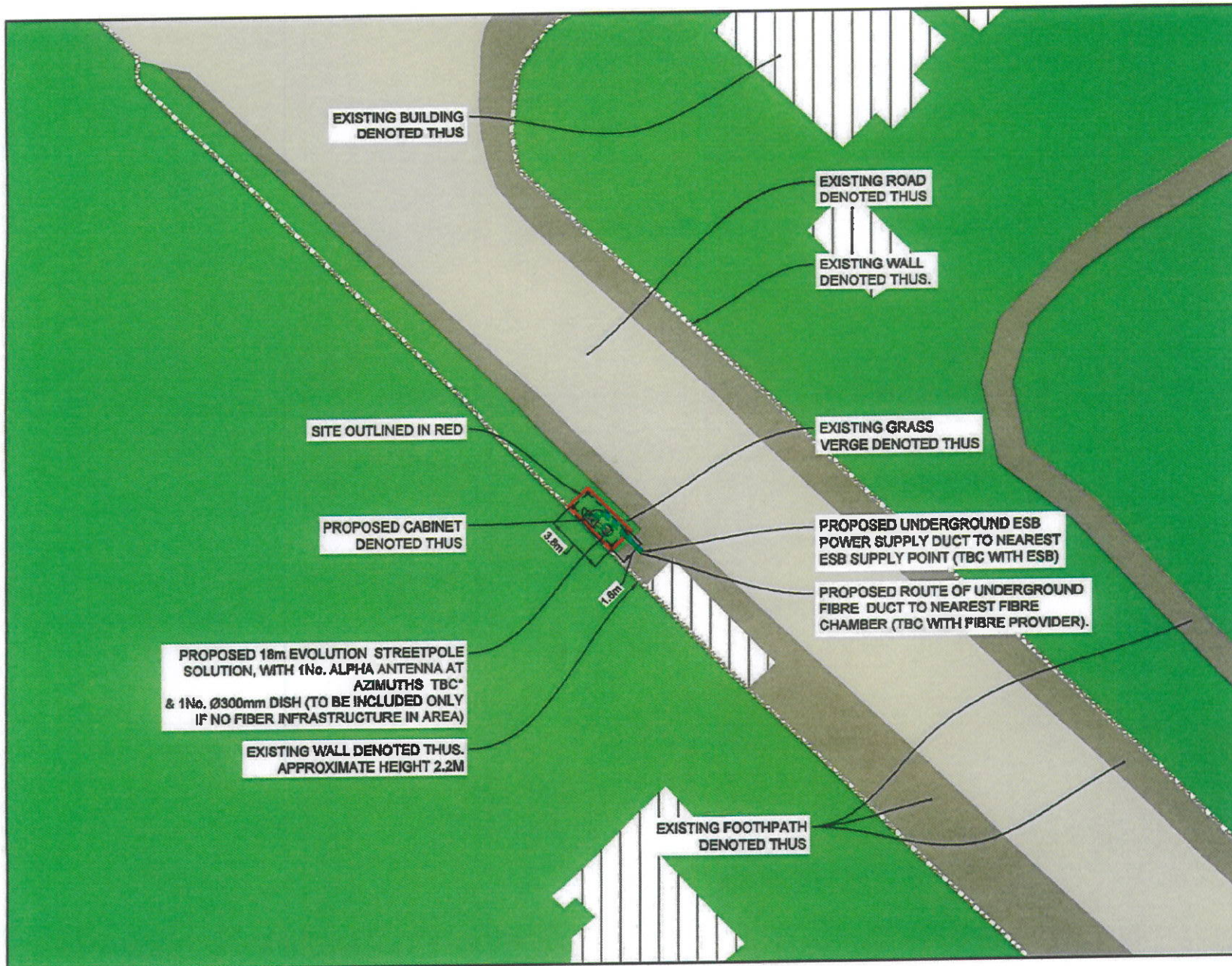
THIS
CELLNEX SMART STREETPOLE
SITE LOCATION PLAN

Designed: [] Date: 15/05/23

Drawn: [] Scale: 1:500 Rev: A

Dwg No. SR1612-102

Small text at the bottom of the planning section.



EXISTING BUILDING DENOTED THUS

EXISTING ROAD DENOTED THUS

EXISTING WALL DENOTED THUS.

SITE OUTLINED IN RED

EXISTING GRASS VERGE DENOTED THUS

PROPOSED CABINET DENOTED THUS

PROPOSED UNDERGROUND ESB POWER SUPPLY DUCT TO NEAREST ESB SUPPLY POINT (TBC WITH ESB)

PROPOSED ROUTE OF UNDERGROUND FIBRE DUCT TO NEAREST FIBRE CHAMBER (TBC WITH FIBRE PROVIDER).

PROPOSED 18m EVOLUTION STREETPOLE SOLUTION, WITH 1No. ALPHA ANTENNA AT AZIMUTHS TBC* & 1No. Ø300mm DISH (TO BE INCLUDED ONLY IF NO FIBER INFRASTRUCTURE IN AREA)

EXISTING WALL DENOTED THUS. APPROXIMATE HEIGHT 2.2M

EXISTING FOOTPATH DENOTED THUS

SITE LAYOUT
SCALE 1:250

18m EVOLUTION STREETPOLE

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LEGEND

- EXISTING BUILDING
- EXISTING ROAD
- EXISTING WALL
- EXISTING GRASS VERGE
- EXISTING FOOTPATH
- PROPOSED CABINET
- PROPOSED STREETPOLE
- PROPOSED UNDERGROUND ESB DUCT
- PROPOSED UNDERGROUND FIBRE DUCT



No.	Revision	Date	By	Check
A	ISSUED FOR PLANNING	15/03/20		

DELMEC
30 Riverside Business Park, Slattery Road, Gallopswellen, Celmer, W53 8PW, Rep. of Ireland.

cellnex
Driving telecom connectivity
Co Tower Ireland Ltd.
Rude 911, O'Hanlon, 70 Plaza Road, Rosythford Industrial Estate, Dublin 14, D16 V165, IRELAND.

JRA
Consulting Engineers
James Raftery & Associates, Consulting Engineers
14 Howard Court, Portlaoine, Co. Kild, W23 8D95
Phone: +353 (0) 45 27 2624
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

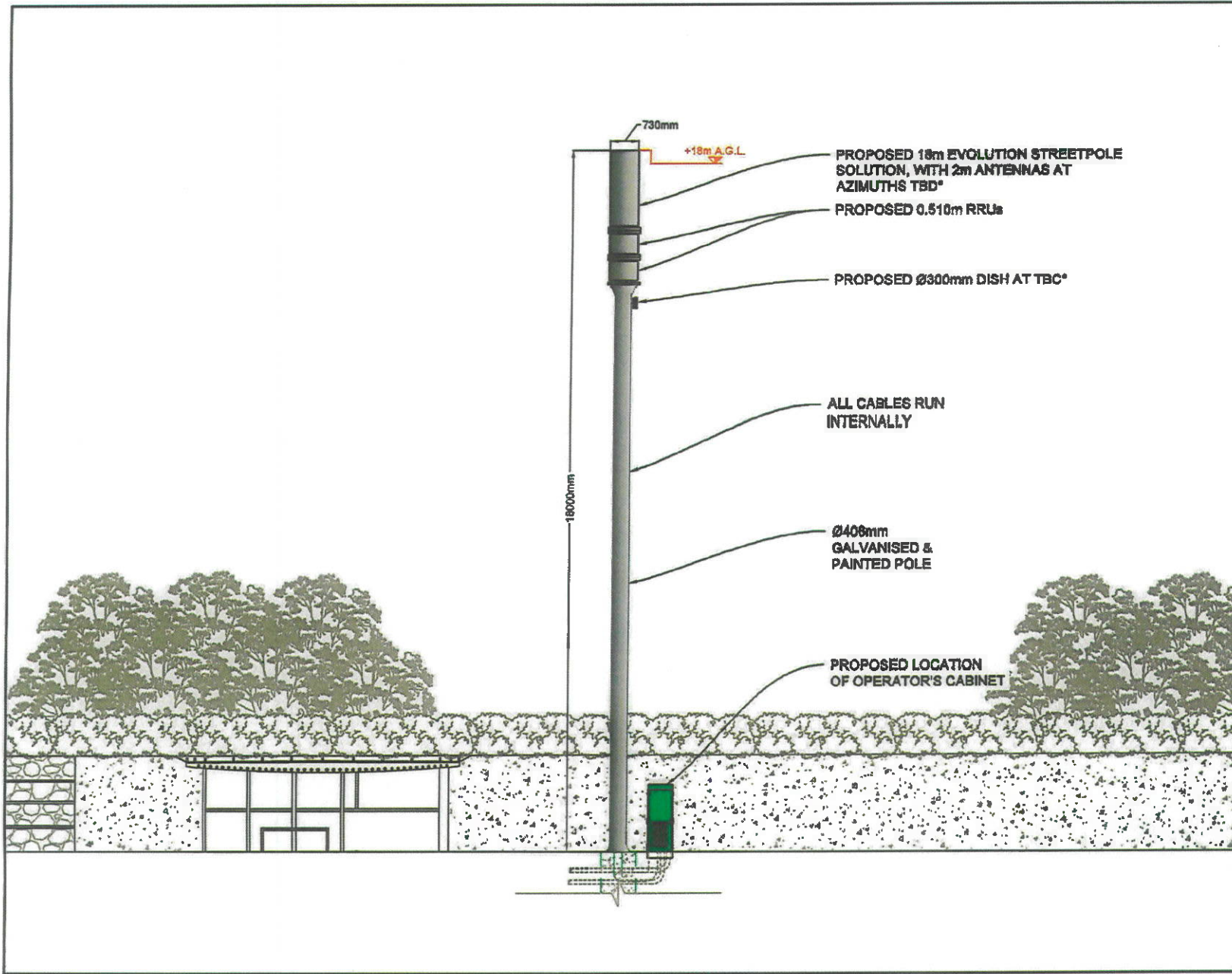
Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE SITE LAYOUT PLAN**

Designed	Date: 16/03/20
Drawn	Scale: 1:250
Dwg No. SR1612-103	Rev. A



ELEVATION
SCALE 1:100

18m EVOLUTION STREETPOLE

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A	ISSUE FOR PLANNING	18/12/20		
No.	Revision	Date	By	Clad

DELMEC

10 Riverside Business Park, Bessy Road,
Dunmurry, Dundee, DD1 5WZ,
High of Dundee.

cellnex
driving telecom connectivity

Cell Tower Ireland Ltd,
Unit 011, 41 Haven, 78 Parnock Road,
Sandford Industrial Estate, Dublin 16,
D16 YW6, IRELAND.

JRA
Consulting Engineers

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Phone: +353 (0) 17 564433
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
COLDUBLIN**

Title:
**CELLNEX SMART STREETPOLE
ELEVATION**

Designed	Date: 18/12/20
Drawn	Scale: 1:100 Rev: A

Draw No. **SR1612-103A**



18m EVOLUTION STREETPOLE

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PLANNING

Signal site ID: CIG-03758

Operator site ID: SR-1612

Site Name: POTTERY ROAD

Site Address: GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO.DUBLIN

Title: CELLNEX SMART STREETPOLE
SCHEMATIC ELEVATION

Designed: [Redacted] Date: 19/12/20

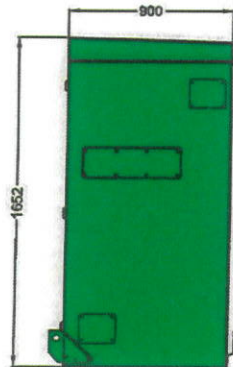
Drawn: [Redacted] Scale: 1:75 Rev. A

Dwg No. SR1612-104

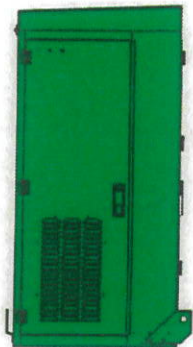
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FRONT VIEW



R/H SIDE VIEW



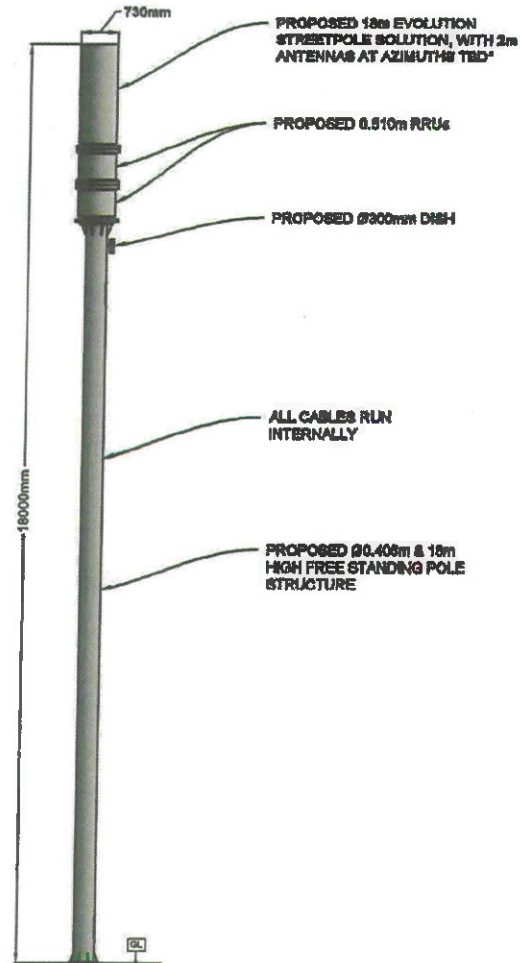
L/H SIDE VIEW



ISO VIEW

CABINET DETAILS

SCALE 1:25



TYPICAL POLE

SCALE 1:100

18m EVOLUTION STREETPOLE

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A	ISSUED FOR PLANNING	13/03/20			
No.	Revision	Date	By	Cltd	

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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

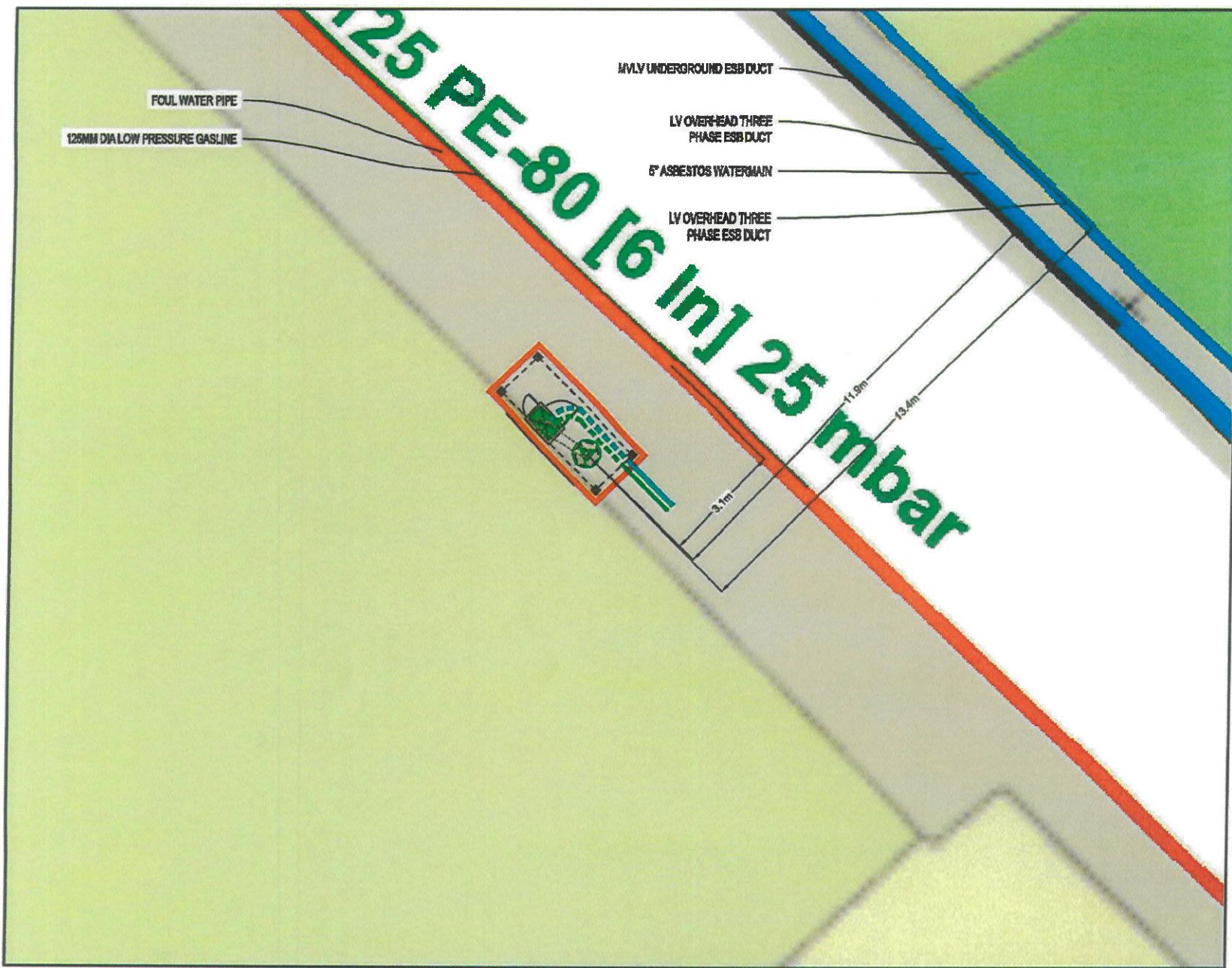
Site Name **POTTERY ROAD**

Site Address **GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN**

Title **CELLNEX SMART STREETPOLE STANDARD ELEVATION AND DETAILS**

Designed	Date	13/03/20
Drawn	Scale	A
Rev.		

Dwg No. **SR1612-105**



UNDERGROUND SERVICES
SCALE 1:100

18m EVOLUTION STREETPOLE

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No.	Revision	Date	By	Out
A	ISSUED FOR PLANNING	11/2023		

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PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

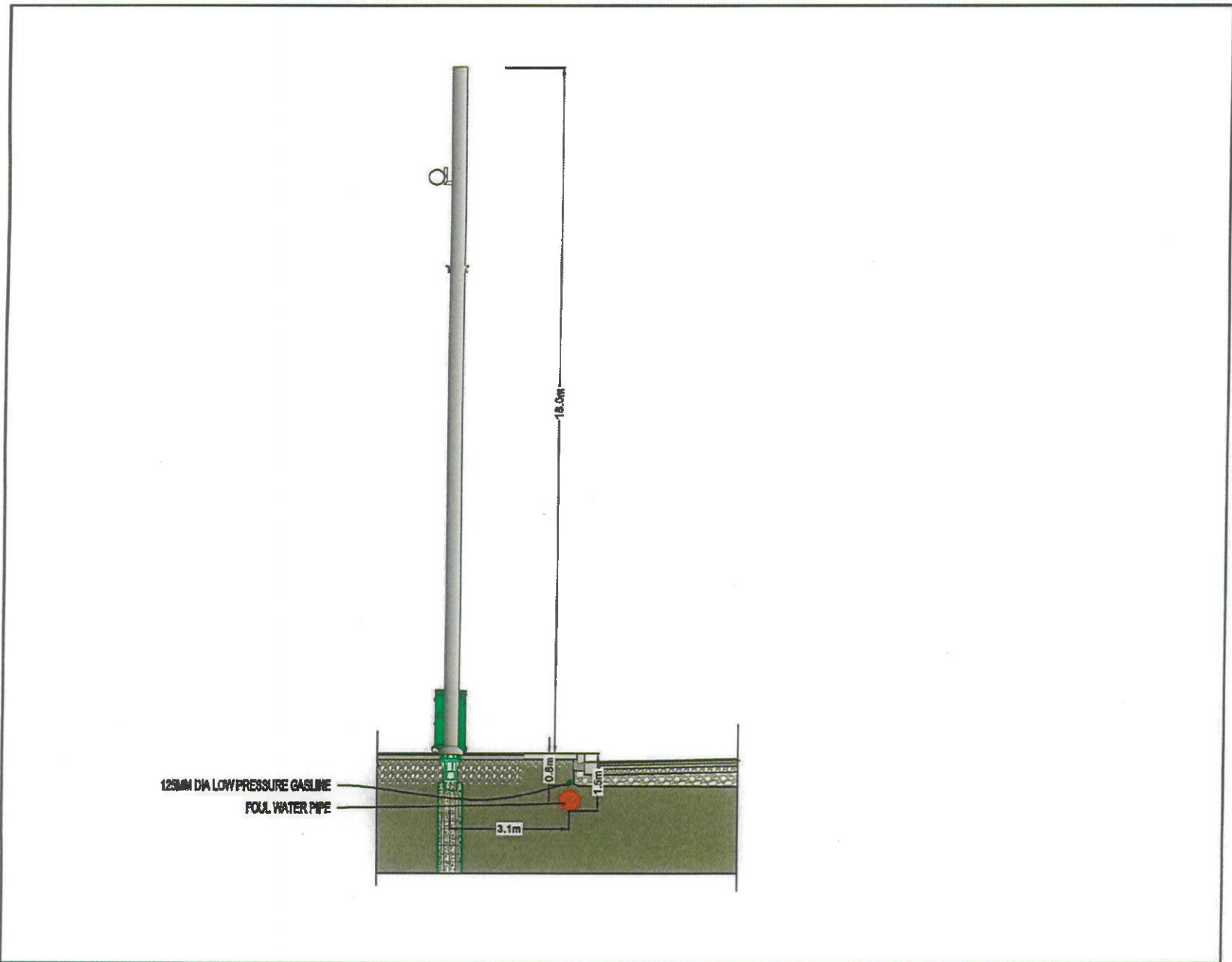
Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
SITE LAYOUT PLAN**

Designed	Date	11/2023
Drawn	Scale	1:100 Rev. A

Dwg No. **SR1612-500**
SR1612-500



UNDERGROUND SERVICES

SCALE 1:100

18m EVOLUTION STREETPOLE

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PLANNING

Signal site ID: **CIG-03750**

Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO DUBLIN**

Title:
**CELLNEX SMART STREETPOLE
ELEVATIONS**

Designed	Date	Drawn	Scale	Rev.

Dwg No. **SR1612-501**

18m EVOLUTION STREETPOLE

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VISUAL REFERENCE POINTS

DWG NO.	LOCATION	COORDINATES (ITM)	DISTANCE	BEARING	VISIBILITY
1	VRP 1	723631.1119, 728442.2272	37M	345°	Pole and cabinet visible.
2	VRP 2	723573.3776, 728477.9987	78M	25°	Pole and cabinet are partially visible.
3	VRP 3	723482.3454, 728499.2026	122M	321°	Pole and cabinet visible.
4	VRP 4	723613.1174, 728353.7433	89M	120°	Pole and cabinet are partially visible.

No.	Revision	Date	By	Check

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PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title:
**CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed: [] Date: 14/1/20
Drawn: [] Scale: 1:1 Rev: A

Dwg No. **SR-1612-VRP INFORMATION**



18m EVOLUTION STREETPOLE

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No.	Revision	Date	By	Chd

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Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title

**CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed: [] Date: 18/12/20

Drawn: [] Scale: 1:1 Rev: A

Dwg No. **SR-1612-VRP INFORMATION**

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VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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No.	Revision	Date	By	Chd

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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title

**CELLNEX SMART STREETPOLE
VRP 1**

Designed **[]** Date 11/1/2015

Drawn **[]** Scale 1:1 Rev. **A**

Dwg No. **SR-1612-121**



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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A	NOTICE	DWG	
No.	Revision	Date	By / Ctd

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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
 WOODPARK,
 CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
 VRP 2**

Designed **[Redacted]** Date 11/1/2013

Drawn **[Redacted]** Scale 1:100 Rev. A

Dwg No. **SR-1612-122**



VRPs - WITHOUT SOLUTION IN PLACE



VRPs - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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No.	Revision	Date	By	Chd	

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Website: www.jira.ie Email: info@jira.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title:
**CELLNEX SMART STREETPOLE
VRP 3**

Designed: _____ Date: 11/1/2010
Drawn: _____ Scale: A1 Rev: A

Dwg No. **SR-1612-123**



VRP4 - WITHOUT SOLUTION IN PLACE



VRP4 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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A	REV. NO.	1/2023		
No.	Revision	Date	By	Chd

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Website: www.jra.ie, South@jra.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
VRP 4**

Designed **[Redacted]** Date **19/12/23**
Drawn **[Redacted]** Scale **1:1** Rev. **A**

Dwg No. **SR-1612-124**



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A	ISSUE NO.	15/02/23
No.	Revision	Date

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PLANNING

Original site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed: [Redacted] Date: 16/02/23

Drawn: [Redacted] Scale: 1:1 Rev. A

Dwg No. **SR-1612-VRP INFORMATION**



VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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A	DATE	BY	CHKD
No.	Revision	Date	By

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PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP 1**

Designed: [Redacted] Date: 11/2020
Drawn: [Redacted] Scale: 1:1 Rev: A

Dwg No. **SR-1612-121**



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

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A	REV. NO.	DATE	BY	CHKD
No.	Revision	Date	By	Chk

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Website www.jva.ie Email info@jva.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title

**CELLNEX SMART STREETPOLE
VRP 2**

Designed	Date	11.8.2015
Drawn	Scale	1:1
	Rev.	A

Dwg No. **SR-1612-122**



VRP3 - WITHOUT SOLUTION IN PLACE



VRP3 - WITH SOLUTION IN PLACE

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A	Revised	01/23	
No.	Revision	Date	

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Phone: +353 (0) 87 882433
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PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP 3**

Designed	Date: 11/1/2023
Drawn	Scale: N/A Rev: A

Dwg No. **SR-1612-123**



VRP4 - WITHOUT SOLUTION IN PLACE



VRP4 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

This drawing is to be used in accordance with all relevant standards and specifications. It is the responsibility of the user to ensure that the correct version of the drawing is used. No liability is accepted for any errors or omissions.

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NOT FOR CONSTRUCTION

A	NO. NAME	DATE	BY	CHK
No.	Revision	Date	By	Chk

DELMEC

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cellnex
driving telco connectivity

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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title

**CELLNEX SMART STREETPOLE
VRP 4**

Designed **[Redacted]** Date 11/12/12

Drawn **[Redacted]** Scale 1:1 Rev. A

Dwg No. **SR-1612-124**

Licence Number: CRM 280781

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
Comhairle Contae Dhún Laoghaire-Ráth an Dúin

PLANNING AND DEVELOPMENT ACT, 2000
(SECTION 254)
PLANNING AND DEVELOPMENT REGULATIONS 2001

LICENCE TO PLACE A TELECOMMUNICATION
CABINET AND POLE ON THE PUBLIC FOOTPATH/ROADWAY

Dún Laoghaire-Rathdown County Council ("the Council") grants to

On Tower Ireland Ltd. ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet
measuring externally 0.892m³ (0.900mL × 0.600mW × 1.652mH),
and a pole area 0.129m² (height 18m)

subject to a minimum footpath clearance of 1.8m and the General Licence Conditions
pertaining to the issue of this licence (see reverse) at the
west side of Rochestown Avenue in Dun Laoghaire adjacent to a bus stop (ID 7056)

Underwriter: ZURICH Insurance PLC

Public Liability Insurance: Policy no. [REDACTED] Expiry Date: 29.02.2024

Date of grant of licence: 12/06/2023

Expiry date of licence: 11/06/2028

James Phelan

Senior Engineer

The granting of this licence does not exempt the licensee from the provisions of any other legislation



The decision by the Council to grant a licence to the Licensee is made subject to the following conditions:

1. **Plans and Particulars** - The telecommunications street pole and associated operator cabinet shall be installed and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with this Section 254 licence application, save as may be required by the other conditions set out in this licence, and the height and other dimensions as specified in those particulars shall not be exceeded.
2. The public footpath at the proposed location shall not be impacted or obstructed by the installation, inclusive of the opening of cabinet doors. A Minimum footpath width of 1.2m must remain when the doors of a cabinet are opened, and works are ongoing on the cabinet.
3. **Duration of Licence** - The duration of this agreement is for five years only. The agreement shall expire five years from the date of the grant of the licence. Within three months of the expiry date, the pole and cabinet shall be removed by the Licensee and the area reinstated to the satisfaction of the Council at the Licensee's expense and as specified in other conditions.
4. **Withdrawal of License** - Under section 254(4) of the Planning and Development Act 2000, the Council has the right to withdraw this licence and require the Licensee to remove the appliance, apparatus or structure at the Licensee's own expense where in the opinion of the Council by reason of the increase or alteration of traffic on the road or of the widening of the road or of any improvement of or relating to the road, the appliance, apparatus or structure causes an obstruction or becomes dangerous. In the event of a withdrawal of a licence under section 254(4) of the Planning and Development Act 2000, all reinstatement works shall comply with the "Guidelines for Managing Openings in Public Roads" unless specifically stated otherwise and in accordance with the requirements of the Council.
5. **Notice Issued by Council** - Any notice issued by the Council to the Licensee to withdraw this Licence under section 254(4) of the Planning and Development Act 2000 or otherwise shall be in writing and shall be delivered by hand or sent by pre-paid ordinary post to the Licensee's registered office at Suite 311 Q House, 76 Furze Road, Sandyford Industrial Estate, Sandyford, Dublin 18, D18 YV50. Any such notices shall be deemed to have been delivered to the Licensee on the date of delivery of the notice if the notice is delivered by hand or the date following the date of posting of the notice, if the notice is sent by ordinary pre-paid post.
6. **Obsolescence** - In the event of obsolescence of the installed infrastructure (telecommunications street pole, antenna and operator cabinet) or withdrawal or expiry of the licence without renewal, the telecommunications street pole, antenna and associated operator cabinet shall be removed from the site and the site reinstated at the expense of the Licensee in accordance with the requirements of the Council. The Licensee shall reinstate and where appropriate repair any damage to the public area, with all works to the satisfaction of the Council at the Licensee's expense. All reinstatement works shall comply with the "Guidelines for Managing Openings in Public Roads" unless specifically stated otherwise and in accordance with the requirements of the Council.
7. **No additional dishes, antennae or other equipment** - No additional dishes, antennae or other equipment other than that demonstrated on the plans, particulars and specifications lodged with this Section 254 licence application, shall be attached to the telecommunications street pole and antenna unless agreed in writing between the Council and the Licensee.



8. **Installation and Drainage** - The installation of the telecommunication street pole and associated operator cabinets shall not impair the operation of the existing land and roadside drainage and the Licensee shall not interfere with roadside drainage without the prior written agreement of the Council.
9. **Road Opening License**: No works are to be carried on/in a public road until the Licensee is in receipt of a Road Opening License issued by the Council (Section 13(10)(b) of the Roads Act (1993)), providing all documentation is correctly submitted.
10. **Footpath and Cyclists** - The Licensee shall ensure that the telecommunications street pole and cabinet shall not obstruct pedestrians, cyclists and will not to create a road safety hazard. The specific location is to be prior agreed with the Council.
11. **Maintenance** - Access to the licence area for maintenance purposes by any statutory undertakers shall be available at all times.
12. **Change of Ownership** - The Licensee shall notify the Council in writing of any change of ownership, transfer to a new operator or any subsequent agreements to the sharing of the telecommunications street pole and associated operator cabinets.
13. **Legislation** - This licence is for the telecommunications street pole, antenna and cabinet and nothing in this licence shall be construed as negating the Licensee's statutory obligations or requirements under any other enactments or regulations, including planning legislation, building legislation and The Roads Act 1993.
14. **Payment of fee** - The granting of the licence is subject to payment of the appropriate fee and adherence to the requirements and does not automatically guarantee the renewal in subsequent years
15. **Sub-letting** - This Licence is personal to the Licensee and may not be assigned or sub-let, however the Licensee may permit third party customers of the Licensee to use the pole and Telecommunications cabinet subject to the terms of the Licence.
16. **Breach** - Any breach of the terms of the Licence by the Licensee's third-party customers shall constitute a breach by the Licensee of this License and the Licensee shall remain fully liable for the acts or omissions of any third party customers authorised to use the pole or Telecommunications cabinet including any negligence of the third party customers.
17. **Change in use** - A change in use of the licenced area will require the submission of a new licence application
18. **Maintenance during license** - The Licensee shall maintain the area used for the cabinet and pole, and the cabinet and pole in an acceptable condition so as not to constitute a nuisance e.g. free from graffiti



- 19. Insurance - Prior to the erection of any equipment under this licence, the Licensee shall provide evidence to the Council of public liability insurance to a minimum level of 7 million euro which indemnifies the Council for third party claim arising from the installation of the equipment. The Licensee must provide evidence of such insurance cover remaining in place for each year of the Licence. Failure to provide such annual updates of insurance cover to the Council will give grounds to the Council to withdraw this Licence from the Licensee.**
- 20. If accidental damage is caused to the cabinet and pole or associated network, the Council will not be responsible for any claims made against it by the licensee or their customers.**
- 21. The cabinet and pole shall be suitably anchored and of robust and stable construction to prevent movement in adverse wind conditions or when repair works etc are being carried out on the adjacent footpath.**
- 22. The Licensee shall supply to the Council a contact name and number that is available at all times, including outside normal working hours so that any reports of damage to the structure can be passed to the licensee and rectified without delay.**
- 23. Any works which require the use of a mobile crane or hoist will require the applicant to submit an application for a mobile crane and hoist licence prior to the commencement of the development. This is covered under a surface permit application. Any scaffolding requirements are also covered under a surface permit license.**

