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The Planning Officer  
Dunlaoghaire - Rathdown County Council  
County Hall,  
Marine Road,  
Dún Laoghaire,  
Co.Dublin,  
A96 K6C9

**Date:** 21<sup>st</sup> January 2020  
**Re:** Section 254 Application- Proposed Telecommunications Street works Solution  
**Applicant:** Cignal Infrastructure Ltd., Suite 309, Q House,  
76 Furze Road, Sandyford Industrial Estate, Dublin 18  
**Location:** Meadowgrove, Churchtown, Dublin 16

Dear Sir/Madam,

On behalf of our client, Cignal Infrastructure Ltd (Cellnex) 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

Cignal Infrastructure Ltd are a registered Infrastructure Provider for the Communications Industry with over 550 sites around Ireland supporting mobile and broadband communications. Cignal provide Tower, Mast, Roof Top and Streetworks Solutions for the expanding requirements of the Licenced Operators including EIR, Vodafone and Three.

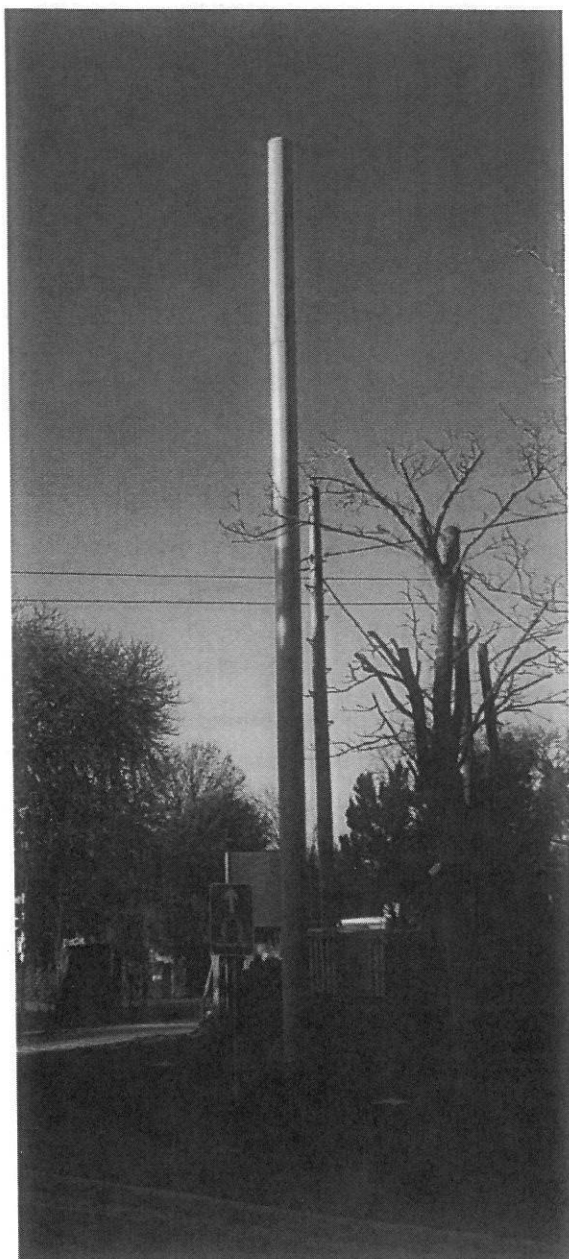
Cignal is authorised by ComReg to provide Electronic Communications Networks and Services, which allows them to apply for a licence under section 254(1) of the Planning and Development Act, 2000 for the establishment of over ground electronic communications infrastructure and any associated physical infrastructure. Please see attached a Certificate of Authorisation for your information.

## **The Requirement**

Working closely with mobile network Licenced Operators, Signal 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 15m high Smart Streetpole Solution in the specified location. See below a photograph of a similar Smart Streetpole and cabinet installed in Stradbally Co Laois in February 2019. This was installed under a Section 254 Licence granted by Laois County Council on 17<sup>th</sup> October 2018.



The street pole has an approx. diameter of 324mm and will be galvanised and painted in finish up to 11.3m in height. Above the 11.3m height a mobile and mobile broadband antenna will be mounted to a finishing height of up to 15m.

The antenna will be shrouded by a 406mm sheath to match the pole.

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 mobile and mobile broadband coverage.

Please see attached separate site location justification and planning assessment prepared by CMC Planning Consultants.

**Fig 1. Existing Smart Streetpole Solution as erected in Stradbally, Co Laois**

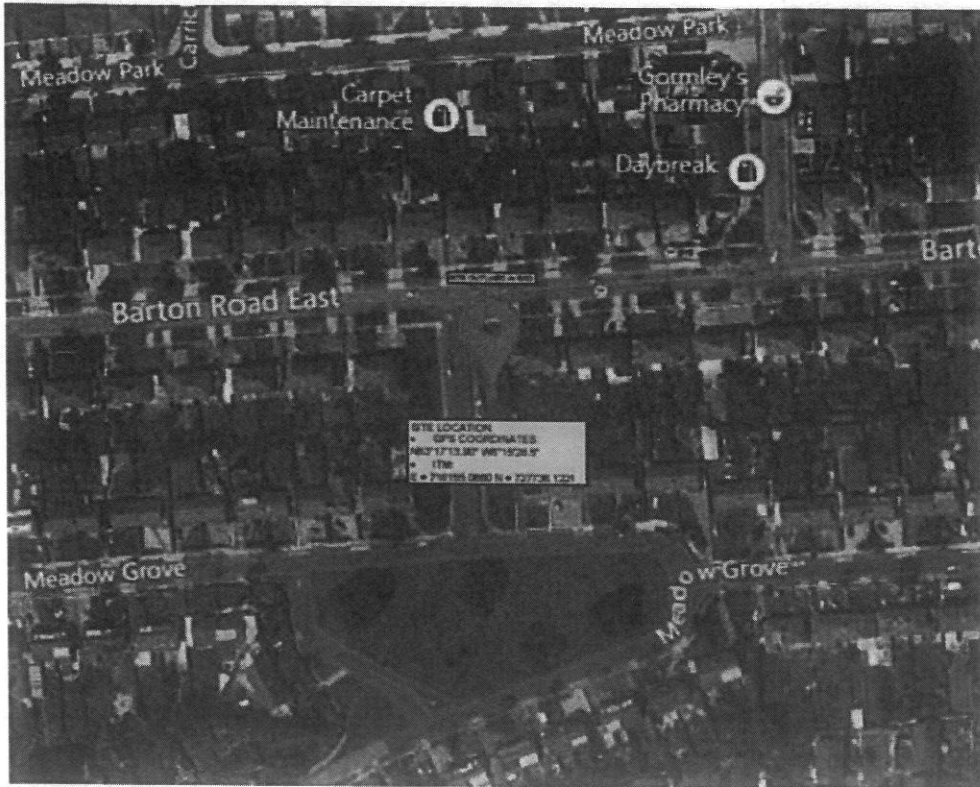


Fig 2. Aerial View Site Location

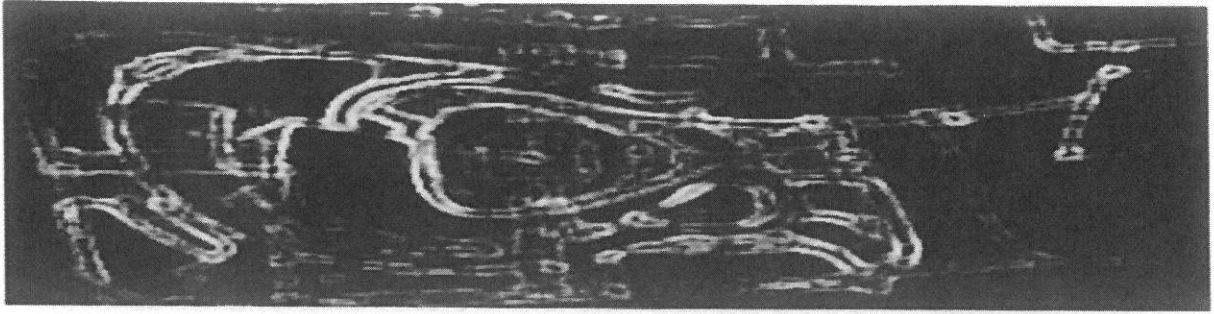
Please find attached the following documents in respect of the Section 254 Application.

- DN\_1151 -100 Site Location Map 1:10,560 OS Data
- DN\_1151 -101 Site location Map 1:2500 Aerial Photo
- DN\_1151 -102 Site Location Plan 1:1000 OS Data
- DN\_1151 -103 Site Layout Plan 1:250
- DN\_1151 -103A Elevation 1:100
- DN\_1151 -104 Schematic Elevation NTS
- DN\_1151 -105 Standard Elevations and Details AS
- DN\_1151 -110 Comreg Map 1:100,000
- CMC Planning Consultants Site Specific Planning Assessment
- CMC Planning Consultants – General Planning Report

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 payment and we look forward to hearing from you in due course.

Yours Sincerely,

Chartered Engineer



CMC PLANNING CONSULTANTS

## SITE ASSESSMENT

Proposed Installation of Overground Electronic  
Communications Infrastructure under S.254 Licence at  
**Meadowgrove Barton Road East Dublin 16**

January 2020

## Overview

Cignal Infrastructure Ltd is proposing the development of overground electronic communications infrastructure under Section 254 (ee) of the Planning & Development Act 2000 (as amended) revised by S.I. No. 391 of 2016 European Union (Reduction of Cost of Deploying High-Speed Public Communications Networks) Regulations 2016. The associated infrastructure, commonly referred to as a “street solution” is required to deliver high speed digital services within the jurisdiction, on behalf of eir Mobile.

Details of the proposed development are contained in the plans and particulars attached to this submission, prepared by Jason Redmond and Associates Constituting Engineers on behalf of Cignal Infrastructure- Drawing Ref 1198. This assessment is intended as a site specific addendum to the attached general due diligence report “Proposed installation of Cignal Smart Street pole solutions at various locations in Dún Laoghaire Rathdown”.

The site at Meadowgrove has been assessed against the following source material:

- Dún Laoghaire and Rathdown County Development Plan 2016-2022
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities 1996 and Circular Letter PL07/12 & Guidelines issued by the Department of Environment Community and Local Government
- Section 254 (5) of the Planning and Development Act
- MyPlan.ie Dept. of Housing, Planning, Community & Local Government
- Historic Environment Viewer Dept. of Arts, Heritage, Regional, Rural and Gaeltacht Affairs
- Natura 2000 Network Viewer European Environment Agency
- ComReg Site Viewer and Code of Practice on Sharing of Radio Sites 03/28R

## Assessment Limitations

In Chapter 8 of the CDP, Principles of Development- Telecommunications Antennae and Structures, the Council lays out its general submission requirements for telecommunications infrastructural development. The proposed street solution at Meadowgrove will be assessed against the requirements laid out in Section 8.2.9.9 summarised below. In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate the following:

1. *Compliance with the Planning Guidelines for Telecommunications Antennae and Support Structures (1996) and Circular Letter PL 07/12*
2. *Location of all existing telecommunications structures within a 1km*
3. *Impact on amenity – visual impact*
4. *Signal strength analysis*
5. *ICNIRP Compliance*
6. *Impact on existing Rights of Way*

NOTE: The Development Plan requirement to provide signal strength analysis is in direct conflict with the Guidelines more specifically Paragraph 2.6 of Circular Letter PL 07/12, which states

#### *2.6 Health and Safety Aspects*

*The 1996 Guidelines advise that planning authorities should not include monitoring arrangements as part of planning permission conditions nor determine planning applications on health grounds. This Circular Letter reiterates that advice to local planning authorities. 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*

According to ComReg:

*"The Department of the Environment, Heritage and Local Government is responsible for the health effects of non-ionising radiation including electromagnetic fields. ComReg's role in relation to Non-ionising Radiation is solely to ensure that licensed operators comply with their licence condition and do not exceed the emissions levels established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP)"*

According to the Guidelines, ComReg is the sole expert in relation to monitoring of the Telecommunications Industry and suggest that such matters are beyond the expertise of the planning process. Signal strength analysis is therefore omitted from this assessment.

## Meadowgrove N53°17'13.98" W6°15'28.6

### 1.0 Background Information

The information below was extracted from the survey report and site justification, noted in the course of the initial search ring surveys, which resulted in the proposed location being advanced as the primary candidate.



*Image 1 Extract from Site Justification showing search area*

### 1.1 Requirement

The site is required to provide coverage to a large indoor blackspot area between Dundrum and Nutgrove Shopping Centre taking in Meadow Grove, Beechlawn, Willow Gate, Barton Rd East, Meadow Park, Meadow Park and Laurel Rd.

### 1.2: Site Justification

1. Chosen location is off Barton Road East, close to the search ring and on level ground.
2. Has wide green verge area close to Eir networks and ESB substation.
3. This location will provide coverage for this blackspot area, which is highly residential as with ground surrounding being at similar elevation, 15m alpha 2.0 should reach most of the required coverage areas.
4. There is NO suitable commercial close by with enough space for a pole and cabinet.
5. This location is close to the centre of the required coverage area / black spot and can work best in this area at providing coverage.

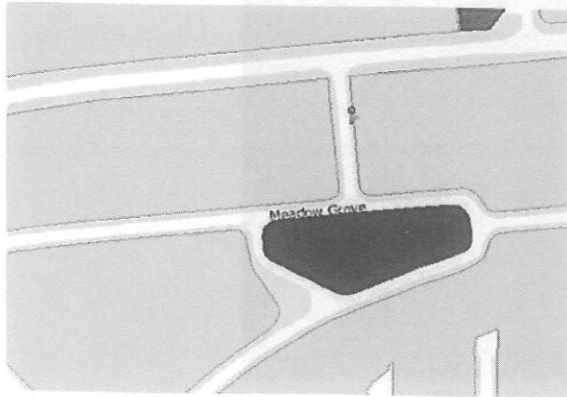
### 1.3 Other Locations Reviewed:

1. Shops at Beaumont Avenue reviewed, too low, very busy narrow street with three phase overhead wires adjacent and the ground slopes off downhill at these shops with no further space to the rear of shops for pole on private grounds.
2. No other wide grass verge in area suitable for a pole and cabinet as too small.
3. Barton Rd East as Junction at junction Nutgrove way, this location too close to roundabout and close to existing site at Nutgrove Shopping Centre and too far from residential black spot requirement at Beechlawn / Meadowgrove.
4. Only other commercial is at DLR leisure centre and this is too far from the required coverage area.
5. Willow Rd also considered and reviewed but too far from required coverage area also and trees here make it difficult to find a workable location at the "Meadowgrove" monument area, currently a blackspot for Eir with little or no indoor coverage in this area.

## 2.0 Development Plan Considerations

### 2.1 Zoning:

The Local Authority mapping shows that the proposed location on the boundary of a large area zoned to protect/improve residential amenity. According to Table 8.3.2 Zoning Objective 'A': Public Services, such as the proposed electronic communications infrastructure, are "Permitted in Principle"



Local Authority Zone: OBJECTIVE A: to protect and/or improve residential amenity.

Table 8.3.2

ZONING OBJECTIVE 'A'

'To protect and/or improve residential amenity'.

Permitted in Principle: Public Services.

Image 2 Extracted from [www.myplan.ie](http://www.myplan.ie)

### 2.2 Impact on Designated Areas and Protected Structures

The location was assessed to ensure there will be no impact on designated areas or protected structures, from the proposed installation. The land use in the area is predominately residential and is circa 5km from Special Protection Areas South Dublin Bay and River Tolka Estuary SPA, Site Code: 004024 and Proposed Natural Heritage Area Special Area of Conservation South Dublin Bay, Site Code: 000210. There is no impact anticipated due to distances involved – see map extract below;

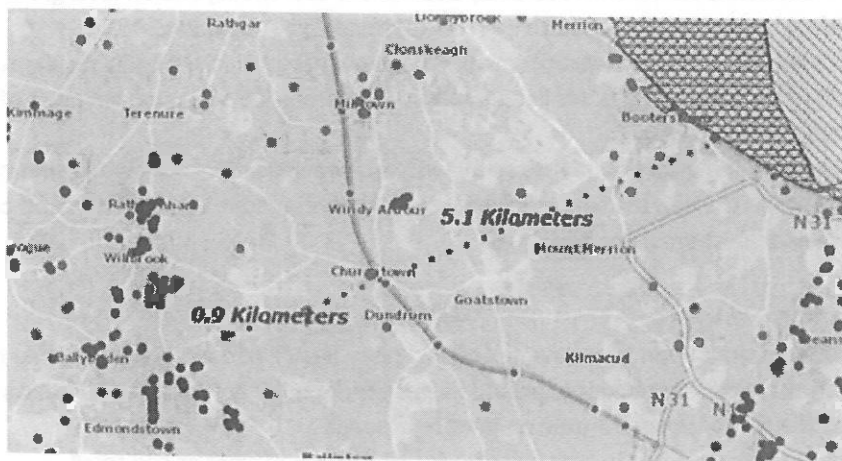


Image 3 Extracted from [www.myplan.ie](http://www.myplan.ie)

The location is not within or adjacent to the boundary of any protected structure, the nearest is circa 900m distance. The proposed pole development is not considered impactful on any designated area or protected structure, due to distances, orientation of viewpoints and existing screening.



### 3.0 Location of all existing telecommunications structures within 1km

Delmec has provided mapping overlaid with information extracted from ComReg's siteviewer-Drawing No. DN1198-100, read in conjunction with the Site Justification report provided. The documents illustrate the lack of existing infrastructure on all networks in this densely populated location which incorporates residential neighbourhoods and includes large commercial centres and a hospital. There is limited telecoms development at 1km distance but no infrastructure immediate to the blackspot areas, where demand for services peak. We note that the existing infrastructure is generally located on the outskirts of the 1Km search ring, meaning that customers closest to the proposed location are limited in terms of indoor coverage on all networks.

Of the existing base station sites listed on siteviewer within 1km, two are currently providing accommodation to the planned occupant of the proposed infrastructure, eir Mobile- described as "Meteor" on ComReg's site. We note that Three has one site and Vodafone has three within 1Km but none are within 700 of the proposed location and none are capable of provide the required coverage. The closest eir Mobile site, at circa 700m is an installation at Nutgrove Shopping Centre Site Ref: 1210- see image 4 below. It provides broad coverage on the 2G/3G networks but is limited in its capacity to provide targeted coverage to the blackspot areas in the surrounding residential neighbourhoods.



*Image 4 Existing eir Mobile pole in Nutgrove ComReg Site ID: 1210*

The second closest eir site is a rooftop solution located off Churchtown Road Upper at circa 900m distance – see image 5 below, which provides for local demand and is incapable of being upgraded to provide for the blackspot areas surrounding Barton Road East.



*Image 5; existing eir installation ComReg Site ID: 3311*

A requirement exists to locate a structure in the centre of the blackspot area, which would resolve the coverage/capacity issues currently experienced and provide for next generation services, from one suitable located localised structure.

#### 4.0 Visual Impact

The proposed location is illustrated on the set of drawings attached to the licence application – Drawings No. DN 1198. The location is assessed below using the matrix extracted from the Environmental Protection Agency Guidelines, as described in the main planning report.

The site is located within a large residential estate close to a junction with Barton Road East, which carries traffic in both directions with cycle lanes also in situ. The overall land use is mixed, with a neighbourhood commercial centre, immediately adjacent to the proposed location and residential and amenity development, in pockets in all directions. The neighbourhood is well established and benefits from mature trees and planting, which will assist in the amelioration of views. The pole and cabinet are proposed on a wide grass verge alongside the footpath, alongside two existing cabinets, one of which is an air exchange. The location is capable of incorporating the proposed development without impact pedestrians or other road users. There is a run of large streetlights and analogue communications infrastructure carrying overhead lines at the junction and alongside the road.



*Image 6 View of Meadowgrove junction from Barton Road East-extracted from Google Earth*

The photomontage image provided by Jason Redmond and Associates illustrates the anticipated visual impact of the installation on pedestrian views from Barton Road East. The montage shows that the 15m pole will be visible, but appears capable of blending into the surrounding streetscape, in the context of the existing infrastructure. The pole is coloured light grey in the montage but it is assumed that the steel pole will read closer to the colour of the existing utility infrastructure when in situ, which will assist with its ability to merge with its surroundings.

It is considered that the pole is consistent with the type of utility development, commonly found at the junction of a busy roadway. The height of the pole will be contextualised by the existing tall infrastructure and so should not present as overtly dominant. The adjacent lamppost illustrates the ability of the surrounding streetscape to accommodate the height proposed. In addition, there is a considerable number of mature trees alongside, which will offer some context and amelioration. When assessed from Barton Road views of the shrouded installation would be passing and not impactful on the general amenity of the area. No direct view of the pole will be possible from the immediately adjacent residences (L&R), due to the orientation of the buildings and existing mature trees and planting- see Image 7 below.



*Image 7 adjacent residences at proposed location*

The pole will be visible from two houses on Barton Road at the junction with Meadowgrove circa 500m distance, but it is assumed that the revised view will not be markedly different from the existing view, which incorporates utility development, with little detrimental impact.



*Image 8 adjacent residence and existing utility development at proposed location*

The 1996 Guidelines advise that where all other possibilities have been ruled out, it is acceptable to locate a telecoms installation in proximity to residential development, subject to site suitability and design. The solution proposed for Meadowgrove was designed to incorporate the minimum infrastructure necessary to install the equipment. The proposed equipment is shrouded and it is noted that the fibre connectivity at this site should negate the requirement for an external dish. The design proposed is consistent with best practice visual amelioration standards. While visible the shrouded design should appear similar to a streetlamp and part of the visually accepted forms located beside a road, within a residential area and would be therefore have an inconsequential impact on the general visual amenity.

Set against the Environmental Protection Agency Guidelines criteria, it's considered that the impact from the majority of vantage points will be slight to moderate, in that the pole causes noticeable changes in the environment without affecting the areas sensitivities. The type of impact would be described as neutral in terms of its effect on the environment. Generally, no impactful views are anticipated on any designed areas, monuments or amenity routes. The proposal was assessed in relation to the proximate residential development to quantify any potential impacts. None of the views anticipated were found to be overtly impactful or terminating. Therefore, the impact is best described as Imperceptible: *"An impact capable of measurement, but without noticeable consequences. No discernible deterioration or improvement in the existing view"*.

Overall, it is considered that there is no overtly detrimental impact anticipated from most close up or distance views of the proposed development. Where available; views are anticipated to be moderate within acceptable parameters and in line with the general visual expectation at a busy junction incorporating existing utility infrastructure.

#### 5.0 ICNIRP Compliance

The subject site will be built in accordance to current Health and Safety legislation and Guidelines. The transmitter output powers, antenna types fall arrest and mounting configuration are consistent with modern technologies. The cumulative power output of the proposed installation falls well within the IRPA Guidelines by a massive safety factor.

Please find attached a general declaration provided by [REDACTED] Head of Environment Health and Safety with eir Group, stating that the proposed equipment and installation is designed to be in full compliance with the limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection -ICNIRP Guidelines.

#### 6.0 Rights of Way

Following review of DLR Co Council mapping viewer – there is no impact anticipated on any Mountain Access Route, Public Right-of-Way, Wicklow Way, or Proposed Walkway-Cycleway, detailed in the County Development Plan. We note the proximity of the Proposed Quality Bus Priority Route, which will not be impacted by the proposal.

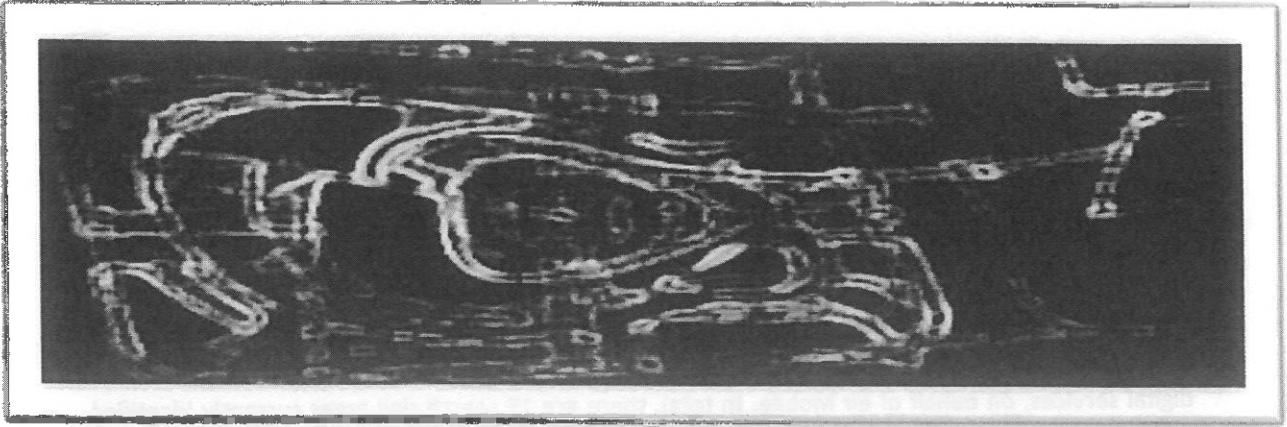
#### Conclusion

Following assessment under the Principles of Telecommunications Development set out in the County Development Plan, the installation meets with the requirements of the Authority in terms of its use, design and site location. Public Service utilities such as communications infrastructure are permitted in principle under the current county development plan and the area is capable of accommodating the infrastructure, without detrimental impact. The proposal meets with State, EU and CDP policies for the provision of Next Generation Technologies across the Country.

The development is required to provide coverage in a known blackspot area. There is no alternative infrastructure within the search area, which is determined by eir's network requirements and no other suitable alternative locations. The proposed structure has been sensitively designed for deployment at a roadside in an urban setting, in compliance with the 1996 Guidelines and the Green Book. The development will not impact on any rights of way, scenic route or cycle lane, nor will it impair passing road users or pedestrians, as required under S.254. Finally, it is understood that the pole will be installed and maintained in compliance with current Health and Safety legislation and Guidelines.

Overall, the assessment has shown that the proposal should be regard as being suitable for its location and within the proper planning and sustainable development of the area.

[REDACTED]



CMC PLANNING CONSULTANTS

Report on the proposed installation of Cignal  
Smart Street pole solutions at various locations in  
Dun Laoghaire Rathdown

September 2019

FUMBALLY EXCHANGE ARGUS HOUSE BLACKPITS DUBLIN 8

E: [REDACTED]

## Overview

Signal Infrastructure Ltd is applying for licence to install overground communications infrastructure within the jurisdiction of Dún Laoghaire – Rathdown Co. Council (DLR), in order to deliver high speed digital services, on behalf of eir Mobile. In total, there are 15 search ring areas currently identified within the DLR jurisdiction. Under Section 254 (ee) of the Planning & Development Act 2000 (as amended) a Local Authority can issue a licence for overground electronic communications infrastructure and any associated physical infrastructure, subject to planning and development considerations.

This report comprises a review of the planned development under the general planning considerations laid out in Section 254 of the Planning and Development Act 2000. A separate site specific planning assessment will also be prepared, following a desk top review of each location, as requested by DLR at the preplanning stage. Resource materials including relevant drawings and documents, have been provided by Jason Redmond and Associates Consulting Engineers on behalf of Signal.

It is proposed to install a bespoke support pole with an overall height of 15m carrying three number Tri-sector antennas and one dish, shrouded behind radio friendly material with internal cabling linking the equipment to a small cabinet alongside on behalf of eir Mobile. The installations are required to bring coverage to known blackspot areas, on the operator's network. The infrastructure is generally proposed at roadside locations, within urban streetscapes and in proximity to residential, commercial, educational and social amenity areas.

### 1.0 Licence Application Requirements

Under S.254 of the Planning and Development Act, an application for a licence has to undergo a series of assessments by the relevant planning and roads authorities. The considerations include the relevant provisions of the development plan and more generally the proper planning and sustainable development of the area as laid out in subsection 5, extracted below.

*S.254 (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.*

The locations chosen were assessed against the considerations listed, in order to ensure compliance with the requirements of Section 254 and the proper planning and sustainable development of the respective areas.

## 2.0 Planning Considerations

Under S.254 of the Planning & Development Act 2000 any proposed development has to be considered compatible with the proper planning and sustainable development of an area, compliant with the Guidelines for telecommunications development, considered against the volume of similar structures and the safety of road users. These considerations are examined below, incorporating the requirements of S.254 (5).

### 2.1 The Proper Planning and Sustainable Development of the Area

We suggest the provision of telecoms infrastructure should be considered under S.254 as part of the general mix of utility development in urban streetscapes. Please refer to the site specific assessment attached, wherein each location is reviewed to ensure that there are no conditions present that would prevent the installation of the proposed pole.

### 2.2 Relevant Provisions of the County Development Plan

In line with the licence requirements, the proposed locations were assessed against the content of the Dun Laoghaire Rathdown County Development Plan 2016-2022. The Telecommunications provisions in the DLR County Development Plan include policies to support and facilitate the provision of appropriate infrastructure and next generation services, balanced against environmental considerations. The County Development Plan (CDP) reflects the importance of the provision of a modern telecommunications infrastructure, to support the local economy, develop the knowledge economy and attract new industry.

**3.1.2.2 Policy E2: Knowledge Economy** *It is Council policy to promote the development of knowledge-based enterprise in the County. The Council will liaise with Enterprise Ireland, the IDA, Forfás, the County's Third Level Institutions and other relevant organisations to identify opportunities in Dún Laoghaire-Rathdown for the promotion of research and development/innovation and, in particular, to promote the location of new industry in the County that is generated from innovation processes.*

*It is Council policy to promote the rollout of high speed broadband, in particular next generation networks, to support knowledge-based enterprises.*

**5.1.5.3 Policy EI28: Telecommunications Infrastructure** *It is Council policy to promote and facilitate the provision of an appropriate telecommunications infrastructure, including broadband connectivity and other technologies, within the County. The widespread availability of a high quality telecommunications network throughout Dun Laoghaire-Rathdown will be critical to the development of a knowledge economy, will help attract inward investment in hi-tech knowledge based industries and will engender the image of the County as the premier entrepreneurial County in the State.*

*The advantages of a high quality telecommunications network must, however be, balanced against the need to safeguard the rural and urban environment, particularly in sensitive areas where the impacts on residential amenity and visual amenity of areas needs to be adequately assessed.*

**8.2.9.9 Telecommunications Antennae and Structures** *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 07/12 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.*

*Extract 1 Dun Laoghaire Rathdown County Development Plan 2016 – 2022*

The proposed infrastructure is compliant with the general policies of the Authority in relation to the roll out of smart technology infrastructure, while not overly impacting on the respective host environments. The proposed development sites were specifically chosen on survey with the CDP requirements in mind and a desk study was undertaken to assess visual or amenity impacts, prior to the proposal being advanced.

#### *2.2.1 Guidelines for Telecommunications Antennae and Support Structures (1996)*

The general principle of the proposed development is compliant with the aims of the Planning Guidelines for Telecommunications Antennae and Support Structures (1996) in terms of design and visual impact as outlined below.

#### *Siting*

The Guidelines outlines the importance of suitable site specific infrastructure when proposing suitable locations.

#### *4.2 Design and Siting*

*The design of the antennae support structure and to a great extent of the antennae and other "dishes" will be dictated by radio and engineering parameters. There may be only limited scope in requesting changes in design. However, the applicant should be asked to explore the possibilities of using other available designs where these might be an improvement. Similarly, location will be substantially influenced by radio engineering factors*

The Guidelines acknowledge that radio engineers are restricted by network parameters when choosing a site location. This would appear to be more relevant today, where most networks are operating on a mixture of primary mast and secondary roof installations, which are used to provide infill coverage to specific towns or roads. Typical infill sites have a low coverage radius and blackspots emerged where coverage dropped off in outlying residential areas, where demand is greatest. These blackspots can occur within 500m of an installation- depending on the landscape or topography. Modern construction methods also impact on the indoor signal strength available.

The locations within DLR were chosen using a tailored search ring provided by the operator's radio engineers specifically to eliminate blackspots on the network, in response to increasing demands for high data speeds from home workers and local enterprises.

The Report of the Mobile Phone and Broadband Taskforce 2016 examined use of Local Authority land to facilitate the delivery of telecommunications services, it surmised that

*"The Taskforce is of the opinion that requests for access to State-owned assets that are appropriate and reasonable should be facilitated in order to address telecommunications service deficits".*

It is therefore considered that siting suitable telecommunications infrastructure alongside roadways is acceptable and development should be permitted in principle, subject to the proper planning and sustainable development of the subject location.

#### *Visual Impact*

While it is acknowledged that there will be some degree of visual impact from the installation of utility infrastructure, it is considered that views of the infrastructure are acceptable if they are not dominant or distracting. Any proposal should be viewed within the context of its immediate surroundings. The Guidelines' recommendations as to the criteria used to assess the impact of the development are detailed below.



#### 4.3 Visual Impact:

*The visual impact is among the more important considerations which have to be taken into account in arriving at a decision on a particular application. In most cases the applicant will only have limited flexibility as regards location, given the constraints arising from radio planning parameters, etc., already referred to. Visual impact will, by definition, vary with the general context of the proposed development. Consequently the approach of the authority will vary depending on whether the proposed development is in...a suburban area a larger town or city. Some masts will remain quite noticeable in spite of the best precautions...There will be local factors which have to be taken into account in determining the extent to which an object is noticeable or intrusive – intermediate objects (buildings or trees), topography, the scale of the object in the wider landscape, the multiplicity of other objects in the wider panorama, the position of the object with respect to the skyline, weather and lighting conditions, etc.*

*Only as a last resort and if the alternatives suggested in the previous paragraph are either unavailable or unsuitable should free-standing masts be located in a residential area or beside schools. If such a location should become necessary, sites already developed for utilities should be considered and masts and antennae should be designed and adapted for the specific location. The support structure should be kept to the minimum height consistent with effective operation and should be monopole (or poles) rather than a latticed tripod or square structure.*

The applicant is proposing a low profile solution, designed to deliver localised services to acknowledged blackspot areas. It is considered that the installation of a localised solution site in a blackspot area is a matter of "last resort" as, by definition, the existing infrastructure has failed to provide sufficient coverage for localised services. The sensitive deliver of next generation services to these blackspot areas has directly influenced the design of the infrastructure, as required in the Guidelines. The bespoke slimline pole solution, which replicates taller lamp standards and CCTV poles, has been designed to enable the provision of next generation antennas, within the narrowest profile possible. To achieve this slender profile, a slimline antenna has been developed specifically for the urban environment. The antenna used are 3.7m long designed to fit within a 406mm diameter shroud.

The proposed locations are all sited on Local Authority land in proximity to the roads network. These urban highways currently house a variety of utility infrastructure such as lampposts, traffic lights and cabinets, which offer context to the pole in the wider streetscape. Once in situ, the pole should not appear inconsistent in its environment, in terms of its design and impact on an urban landscape. In most cases there are existing trees and/or infrastructures to ameliorate views of the installations and offer a visual balance to its height. The poles are steel grey, which will replicate existing lampposts and blend into the Irish skyline and the cabinets are proposed in green.

In general, the height of telecommunications infrastructure is determined by a variety of factors, most particularly network requirements. According to the source material provided eir Mobile has determined that an overall height of 15m is required in order to provide the required coverage and to clear local obstacles that could cause network interference.

The "Green Book", *Guidance on Potential Location of Overground Telecommunications Infrastructure on Public Roads* offers advice to operators and planners on accommodating telecoms infrastructure alongside roadways. 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, it refers to the use of standalone poles as the preferred option in urban settings where there is a wide verge or similar- see Table A below, extracted from the Green book.

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>

Figure 1: Table A Guidance on potential location of overground telecommunications infrastructure on public roads

We also note Appendix A of the Green Book, which offers examples of existing in situ pole like infrastructure, particularly examples three and four, both of which are structures of 15m and over.

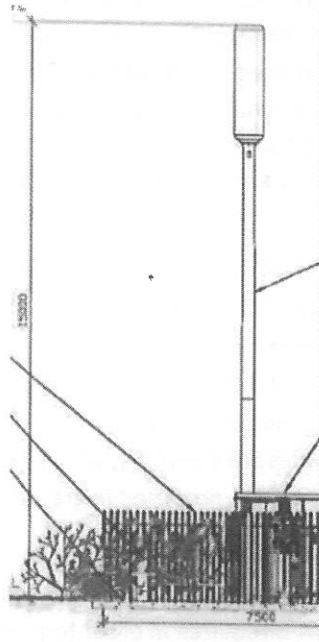
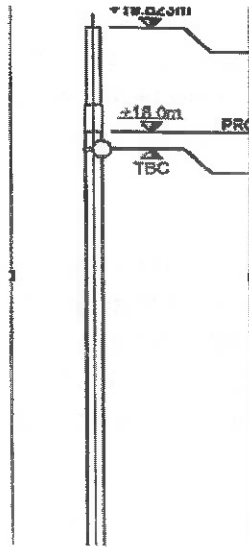


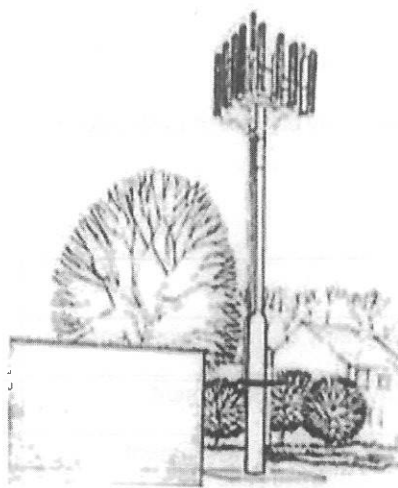
Fig. 2 Extracted from the Green Book Appendix A: Example 3 Smaller Single Operator Site



*Fig. 3 Extracted from the Green Book Appendix A: Example 4 Minimum size mast installation*

In general, the bespoke slimline solution proposed is relatively unobtrusive and compares favourably to use of largescale masts and rooftop installations, which tend to be more visually dominant. The use of long narrow antennas provides for a consistent width, which is more aesthetically favourable in an urban setting than the “lollypop” style pole seen in example 3 above.

The design of telecommunications infrastructure has changed considerably since the Guidelines were written in 1996. However, the principles outlined in the Guidelines in terms of assessment can still offer assistance in determining whether a proposed solution is suitable to the proper planning and sustainable development of the location. Image 1 below which is extracted from the Appendix 1D of the 1996 Guidelines, illustrates what was considered acceptable in terms of design and impact in a residential area in 1996. Image 2, which shows the proposed Signal infrastructure, attests to the progress in design terms of localised communications infrastructure.



*Image 1 Appendix 1D 1996 Guidelines*



*Image 2. Photomontage of proposed installation*

The legislation is silent in defining the design or dimensions of any of the numerous structures and apparatus permissible under S. 254, for whatever use. It is for the planner to determine the suitability of the infrastructure in the context of the County Development Plan, the Guidelines and the Green Book. It is considered that the type of bespoke solution proposed is generally compliant with the guidance contained in these documents.

*Visual Assessment Criteria*

Each proposed installation was assessed to determine its potential visual impact on the immediate location. The criteria detailed in the Environmental Protection Agency Guidelines were used to assess the impact levels of the proposed development on the landscape, see Table 1 and 2 below. The criteria measure the degree of sensitivity and potential impact of the proposed development, taking the cityscape and existing natural/environmental screening into account.

IMPACT LEVEL CRITERIA
<b>Imperceptible:</b> An impact capable of measurement, but without noticeable consequences. No discernible deterioration or improvement in the existing view.
<b>Slight:</b> An impact which causes noticeable changes in the environment without affecting its sensitivities. The impact has been minimised by its scale or intervening topography and vegetation.
<b>Moderate:</b> An impact that alters the character of the environment as a result of changes to an appreciable segment of the view or intrusion in the foreground.
<b>Significant:</b> An impact by which its character, magnitude, duration or intensity alters a sensitive aspect of the environment. Where a view is obstructed or so dominated by a proposed scheme that it becomes the focus of attention.
<b>Profound:</b> An impact on a view that removes all sensitive characteristics or completely obstructs or alters the view

*Table 1 Environmental Protection Agency Guidelines*

These ratings are further assessed by the Type of Impact, which may be viewed as Neutral, Positive or Negative and as outlined below.

TYPE OF IMPACT
<b>Neutral</b> represents a change that does not affect the quality of the environment.
<b>Positive</b> represents a change that improves the quality of the environment.
<b>Negative</b> represents a change that diminishes the quality of the environment.

*Table 2 Environmental Protection Agency Guidelines*

Impact level also takes into consideration the duration of the impact, the construction stage works quite often have a negative visual impact to varying degrees, but the impacts are considered temporary and lessen as the site becomes integrated into its environment and an accepted part of the streetscape.

Based on the above mentioned criteria, desk top assessments indicate that while the proposed developments are located in areas, which would usually result in a high degree of visibility for a standard monopole, the bespoke solution proposed is capable of merging with the existing public service infrastructure, which should lessen its visual dominance from the majority of vantage points. The greatest impact is anticipated in close proximity to the site, where the pole will be contextualised by the existing roads and utility development. Where visible, the shrouded design will act to screen the antennas entirely and diminish any impact.

Overall it is considered that, while the poles will be visible in their respective locations, there is no overtly detrimental impact anticipated and any views of the shrouded infrastructure will be low impact and within acceptable parameters, in the context of a roadside location.

### 2.3 The number of existing structures and appliances along the public road

The Authority has to consider the cumulative effect of installing additional street furniture alongside the public road, which is particularly relevant in the context of urban streetscapes. Survey notes provided by Jason Redmond and Associates suggest that the presence of existing infrastructure and services played a part in determining the most suitable location for the poles, within the parameters of the Operator's network requirements. The space available to pedestrians and other users was also considered in siting the poles.

While agreeing that a predominance of obelisk structures could have a cluttering effect, it's considered that the existing lampposts are beneficial to contextualise the proposed pole and ameliorate visual impact.

### 2.4 The convenience and safety of road users including pedestrians.

According to the Green Book, standalone poles are the preferred option in urban areas on wide verges or footpaths. It is considered that all efforts were made to ensure that the proposed locations would not impact on the convenience and safety of road users and pedestrians. The infrastructure was deliberately sited on land that had sufficient space to house the structure, without compromising existing utility services. These locations will be further assessed by the respective Local Authority Roads Engineer, as part of the licence process, to ensure that the additional infrastructure does not present a hazard.

### 3.0 Summary

This report sought to assess the principle of installing street solutions in the jurisdiction of Dun Laoghaire- Rathdown, against current legislation and guidelines. It has determined that the provision of telecommunications infrastructure adjacent to the roads network is permitted under current legislation and encouraged by guidelines issued by the State.

Under Section 254 (ee) of the Planning & Development Act 2000 (as amended) a Local Authority can issue a licence for *overground electronic communications infrastructure* and any *associated physical infrastructure*, subject to planning and development considerations.

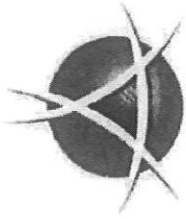
The proposed infrastructure on Local Authority land accords with the National Broadband Plan and the Digital Agenda for Europe, which advocates for this type of installation to support Next Generation rollout. Furthermore, use of Local Authority land for utility infrastructure was thoroughly explored by the Roadworks and Licensing Working Group, established to address issues involved in the granting of Road Opening Licences to telecoms operators by both the Transport Infrastructure Ireland (TII) and Local Authorities. The resulting publication, the Green Book, lays out the considerations required when assessing roadside development and recommends the use of slimline poles in urban areas.

Each proposed development was assessed against the County Development Plan, the Green Book and the Guidelines to ensure compliance. The visual and environmental impact of the infrastructure required to deliver enhanced services was a consideration in the design stages. The adopted design is considered to be innovative and appropriate in delivering required services directly to the demand centres.

A review of the development's potential impact shows that the proposed poles will have a similar effect on the amenity of the area as existing public service infrastructure, such as lampposts or CCTV poles. Indeed it is considered that these structures are not only less visually impactful than a monopole/mast solution but considerably less visually impactful than exposed rooftop installations, many of which are exempted development under Class 31 of the P&D Regulations.

It is considered that the design proposed, which allows for an expansion in broadband services to the County with minimal environmental impact, conforms to the principles of proper planning and sustainable development, and as such should be favourably viewed by Dun Laoghaire Rathdown Co. Council.





Commission for  
**Communications Regulation**  
Coimisiún Um  
**Rialáil Cumarsáide**

**Declaration under Regulation 5 of the European Communities  
(Electronic Communications)(Authorisation) Regulations 2011 (S.I.  
335 of 2011)**

**To whom it may concern**

In accordance with the terms of Regulation 5 of the European Communities  
(Electronic Communications)(Authorisation) Regulations 2011, the Commission for  
Communications Regulation hereby confirms that the undertaking named below has  
submitted a notification pursuant to Regulation 4(1)

**Authorised Person: Cignal Infrastructure Ltd**

and in accordance with that Regulation is deemed to be authorised to provide an  
electronic communications network or electronic communications service subject to  
the terms and conditions of a general authorisation issued by the Commission for  
Communications Regulation.

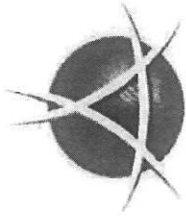
An Authorised Person may:

- (a) provide the electronic communications networks or services as described  
in the notification and which is recorded in the public register maintained  
for that purpose by the Commission for Communications Regulation,
- (b) apply for a consent under section 53 of the Act of 2002 to commence or  
carry out road works. Applications for such consent shall be made to the  
road authority in whose functional area the Authorised Person proposes to  
carry out the road works.
- (c) apply for a licence under section 254(1) of the Planning and Development  
Act 2000 for the establishment of overground electronic communications  
infrastructure and any associated physical infrastructure on, under, over or  
along a public road. Applications for such a licence shall be made to the  
planning authority in whose functional area the Authorised Person  
proposes to establish the infrastructure.

Where an Authorised Person is providing an electronic communications service or  
network to the public, such Authorised Person has the right to negotiate  
interconnection with another Authorised Person or another undertaking deemed to be  
authorised in another Member State. The right to negotiate interconnection is subject  
to the provisions of the European Communities (Electronic Communications  
Networks and Services)(Access) Regulations 2011 and any decisions,

**Commission for Communications Regulation  
An Coimisiún um Rialáil Cumarsáide**

Block DEF, Abbey Court, Irish Life Centre, Lower Abbey St, Dublin 1  
Bloc DEF, Cúirt na Mainistreach, Ionad Irish Life, Sraid Na Mainistreach Iocht, Baile Atha Cliath 1  
Telephone +353 1 804 9600 Fax +353 1 804 9665 Email [info@comreg.ie](mailto:info@comreg.ie) Web [www.comreg.ie](http://www.comreg.ie)



Commission for  
**Communications Regulation**  
Coimisiún Um  
**Rialáil Cumarsáide**

determinations, requirements, specifications, notifications and directions issued by the Commission for Communications Regulation from time to time. Such interconnection shall be for the purpose of providing publicly available Electronic Communications Services in order to ensure the provision and interoperability of services.

**Issued on behalf of the Commission for Communications Regulation by**

**Name:**

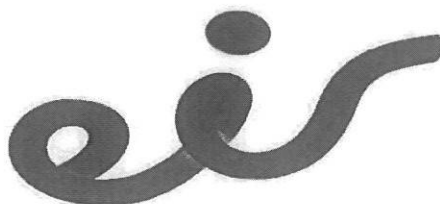


**Title/Position:** **Analyst – Market Framework Division**

**Date:** **3 March 2016**

**Commission for Communications Regulation**  
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Bloc DEF, Cúirt na Mainistreach, Ionad Irish Life, Sraid Na Mainistreach Iocht, Baile Atha Cliath 1  
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Citywest Business Campus  
Dublin 24 D24 HX03  
T +353 1 671 4444  
eir.ie

## Radio Emissions Statement

As an operator of a Mobile Telecommunications Network *Eir Ltd* is aware of its requirements in relation to management of electromagnetic field radiation and are committed to management of risk to our employees, members of the public and any other groups who may be affected by our networks. All of the radio equipment on our network and our radio base stations are "Safe by Design" and are designed to meet international health and safety standards and best practice, including the relevant guidance from International Commission on Non-Ionizing Radiation Protection (ICNIRP) and from the Communications Regulator in Ireland.

*Eir Ltd* own and operate mobile telecommunications sites across Ireland. These sites are built and managed to operate within the limits for exposure to Electromagnetic Fields which are set by the Communications Regulator and are based on guidance from the International Council for Non-Ionising Radiation Protection (ICNIRP) and meet the requirements of directives from the European Commission. The issue of radiation from Mobile Phones has been a concern for many people since the introduction of this technology significant numbers of studies have been performed and have been reviewed by international experts. The World Health Organisation in their fact sheet on Electromagnetic fields and public health: mobile phones have stated that "A large number of studies have been undertaken on both acute and long-term effects from HF (High Frequency EMF Radiation) exposure typical of base stations. Research at these levels of exposure has provided no conclusive evidence of any related adverse health effects". (Ref; <http://www.who.int/mediacentre/factsheets/fs193/en/>). In their on line Q&A on Mobile Phones and Cancer the WHO also states "Studies to date provide no indication that environmental exposure to RF fields, such as from base stations, increases the risk of cancer or any other disease." (<http://www.who.int/features/qa/30/en/>)

The International Council on Non Ionising Radiation Protection, who are the lead independent agency on non-ionising radiation safety have stated "A large number of studies have been undertaken on both acute and long-term effects from HF (High Frequency Non Ionising Radiation) exposure typical of base stations. Research at these levels of exposure has provided no conclusive evidence of any related adverse health effects." (<http://www.icnirp.org/en/applications/base-stations/index.html>) in late 2015 The European Commission's Scientific Committee on Emerging and Newly Identified Health Risks published a "Final Opinion on the Potential health effects of exposure to electromagnetic fields (EMF)" The expert opinion is based on the latest scientific studies and expert review. In its summary the Scientific Committee state that "The results of current scientific research show

Directors:

eir is a trading name of eircom Limited,  
Registered as a Branch  
in Ireland Number 907674  
Incorporated in Jersey Number 116389

Branch Address: 1 Heuston South Quarter,  
St John's Road, Dublin 8  
VAT registration: IE 3286434NH

that there are no evident adverse health effects if exposure remains below the levels recommended by the EU legislation.

Our antennae are well below this level) Overall, the epidemiological studies on radiofrequency EMF exposure do not show an increased risk of brain tumours. Furthermore, they do not indicate an increased risk for other cancers of the head and neck region."

The maximum exposure levels that are set by ICNIRP for Public exposure to radiation in the mobile phone frequency range is 28 V/m. All of our sites are designed and maintained to operate well within these guideline limits. Independent compliance inspections that are carried out for our company and are published by the Communications Regulator on their website ([www.siteviewer.ie](http://www.siteviewer.ie)) show that the levels of EMF radiation from mobile telecoms masts in Ireland ranges between 0.5-3V/m, well within the safe exposure limits advised by international experts.

We continue to monitor the advice and guidance given by Government, international experts and equipment manufacturers to ensure that the sites that we operate continue to operate well within the limits set for exposure of members of the public and for our employees and contractors who will work at your location.

**Internal Documentation References:**

Meteor Mobile Communications Design and Build Specification and Guidelines  
Standard Safe Operating practices - Mobile Network

**Statement Prepared By:** [REDACTED]

**Date:** 12/07/17

**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.:** [REDACTED]

**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
<b>INSURED LIMIT</b>	<b>7.000.000,00 €</b>
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:**

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

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 inasmuch 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:	
Radius Area (1km)	○
Proposed Site SR-0266 Beechlawn Meadowgrove	★
Existing Vodafone site shown thus	●
Existing EIR site shown thus	●
Existing H3Gi site shown thus	●

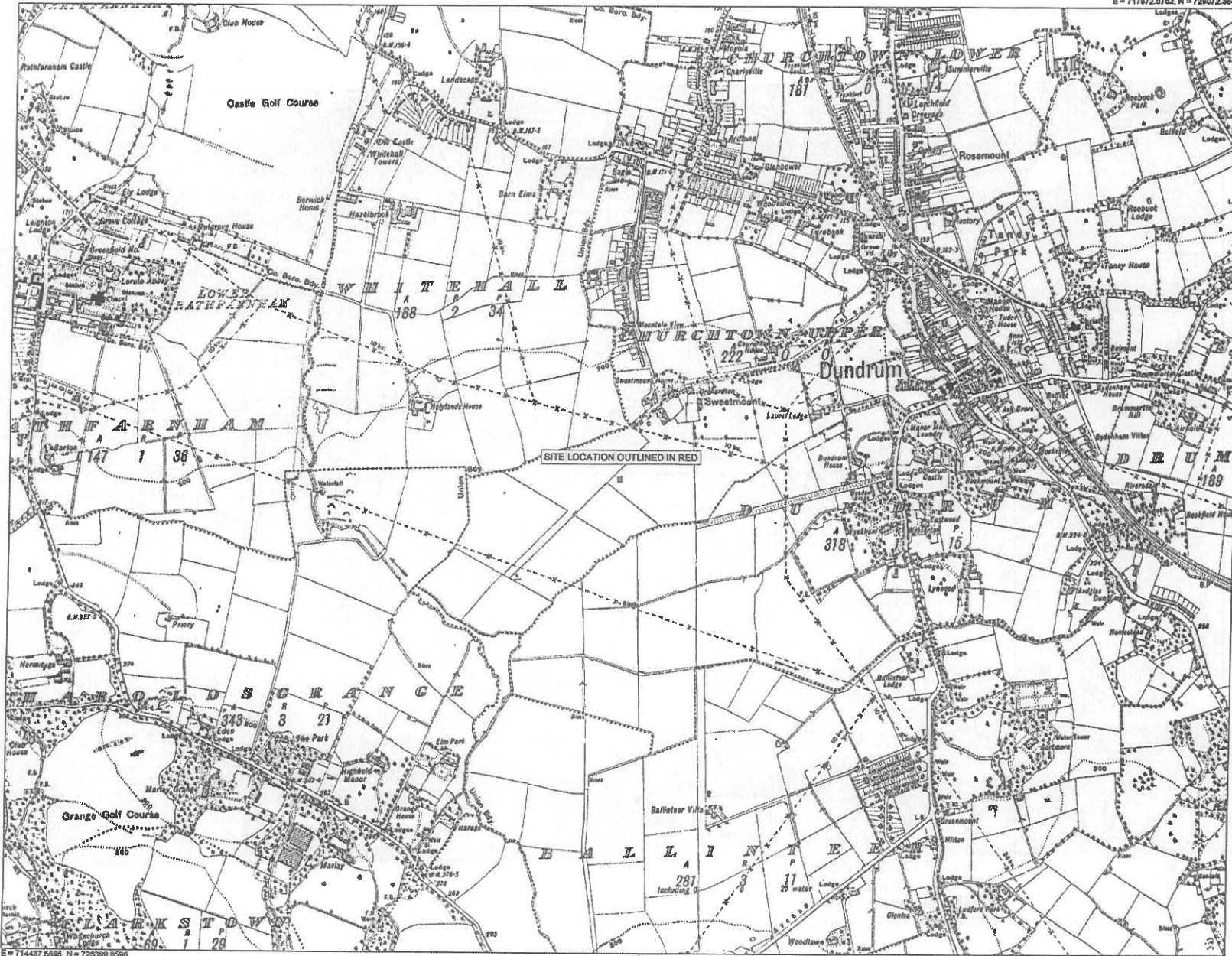


**LOCATION MAP**  
SCALE 1:100,000



C	THE CLIENT HAS PROVIDED ALL INFORMATION AND DATA	03/04/11			
A	INITIAL ISSUE	10/09/10			
No.	Revision	Date	By	Ckd	
<p><b>Signal Ireland</b>          75 Parnell Place,          25 Parnell Place,          Blandford Industrial Estate,          Dublin 16, S16 YW41,          IRLAND.</p>					
<p><b>Jason Redmond &amp; Associates Consulting Engineers</b></p> <p><b>Civil Structural          Project Management</b>          8 Lansford Court, Portlaoise,          Co. Laois.          Pk: 05750 81155          Email: info@jra.ie</p>					
<p><b>Deimec</b></p> <p>Deimec Engineering Limited          10 Barnmore Business Park,          Bally Road, Cratogeomachus, Co. Carlow</p>					
<b>GA</b>					
Signal site ID		CIG-01198			
Operator site ID		DN_1151			
Site Name					
BEECHLAWN, CHURCHTOWN DUBLIN 16					
Title					
COMREG MAP					
Designed			Date	10/09/10	
Drawn			Scale	1:100,000	
Dwg No.			DN_1151-100		
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B	UPDATED FOR COMMENTS	000002			
A	INITIAL ISSUE	000003			
A	PLANNING	000004			
No.	Revision	Date	By	Clk	

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Jason Redmond & Associates Consulting Engineers

Civil Structural  
 Project Management  
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 Co. Louth,  
 P.O. Box 91108  
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PLANNING

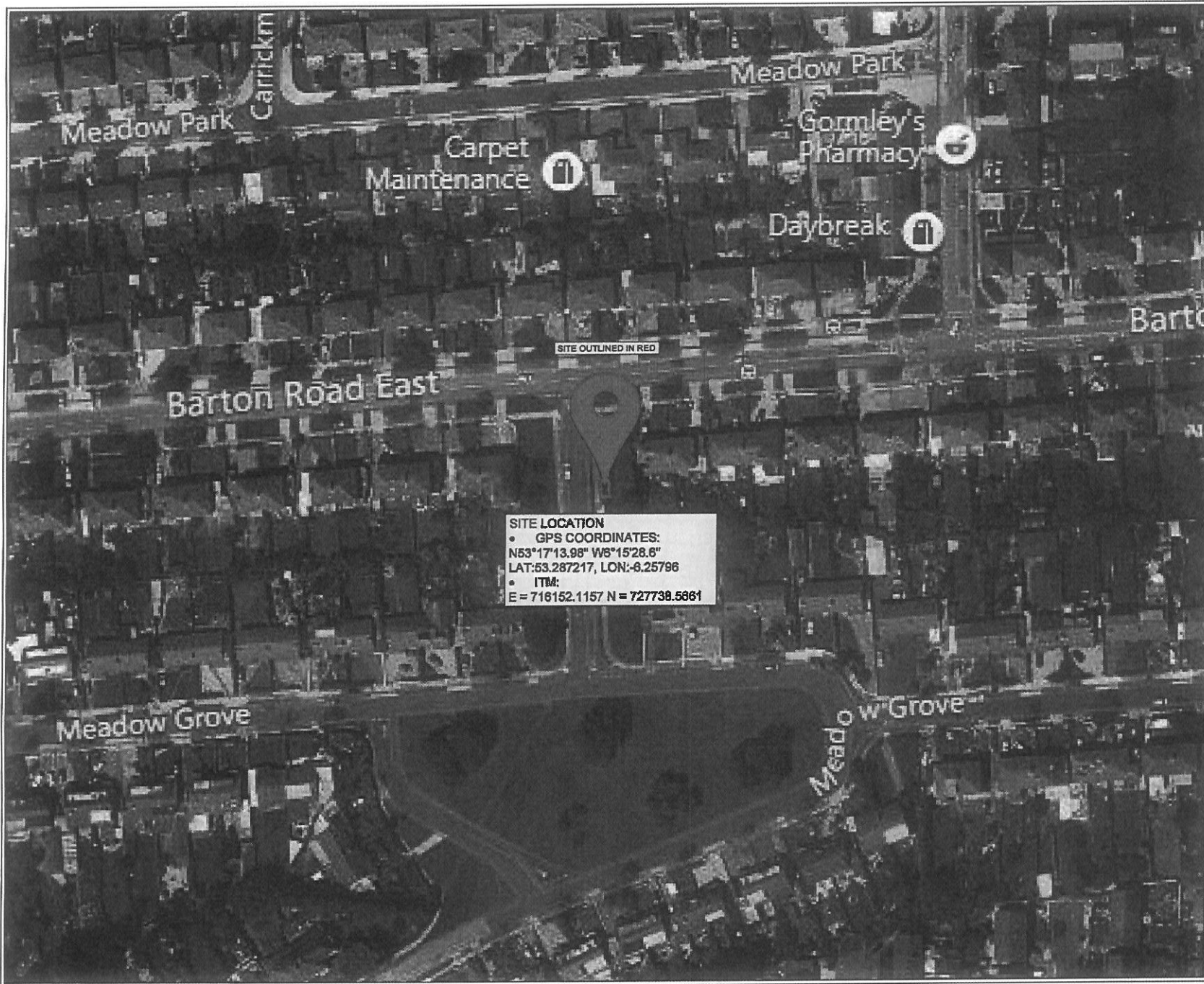
Signal site ID: CIG\_01198

Operator site ID

Site Name  
**JUNCTION MEADOWSGROVE  
 DUBLIN 16**

Title  
**SIGNAL SMART STREETPOLE  
 SITE LOCATION MAP**

Designed: [ ] Date: 05/08/18  
 Drawn: [ ] Scale: 1:5000 Rev: C  
 Dwg No. CIG\_01198-100



SITE OUTLINED IN RED

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 LAT:53.287217, LON:-6.25796  
 • ITM:  
 E = 716152.1157 N = 727738.5661

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C	ISSUED FOR PERMITTING AND FOR USE IN THE FIELD	09/08/19		
B	UPDATES AS PER COMMENTS	20/07/19		
A	INITIAL ISSUE	09/07/19		
A	PLANNING	05/07/19		



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City Structural  
 Project Management  
 5 Limerick Street, Portlaoine,  
 Co. Laois  
 PH: 05788 81155  
 Email: info@csac.ie

**PLANNING**

Signal site ID: CIG\_01198

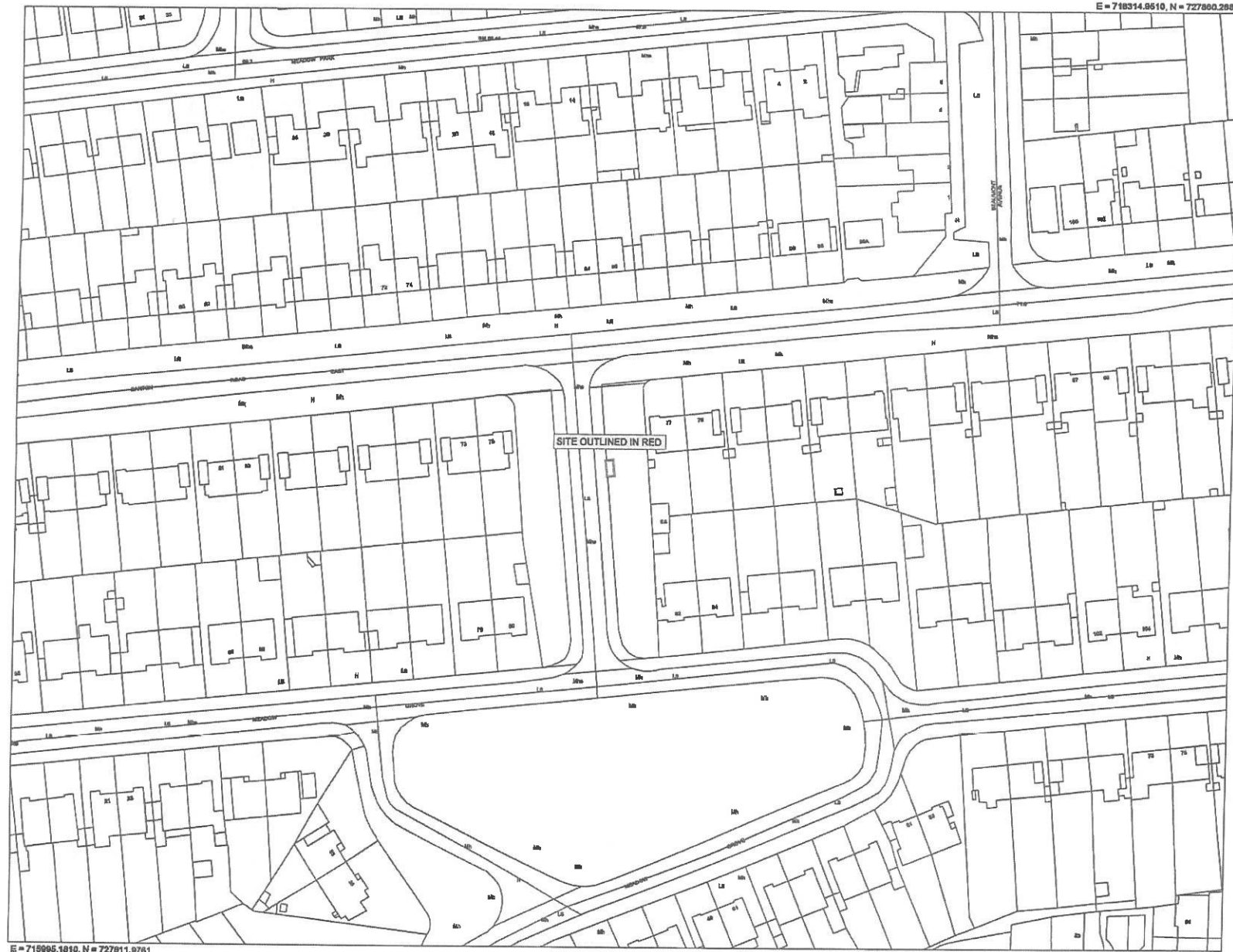
Operator site ID:

Site Name:  
**JUNCTION MEADOWGROVE  
 DUBLIN 16**

Title:  
**SIGNAL SMART STREETPOLE  
 SITE LOCATION MAP AERIAL PHOTO**

Designed: Date: 05/07/19  
 Drawn: Scale: 1:250 Rev: C  
 Dwg No. CIG\_01198-101

E = 718314.9510, N = 727800.2981



E = 715995.1910, N = 727911.9761

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 Author / Source: **Ordnance Survey Ireland (OSI)**  
 Data Source / Reference: **PIR02**  
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 File Name: **C:\3052902\_1.dwg**

City Centre / Area of Interest (AOI):  
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Projection / Spatial Reference:  
 Projection: **BENNETT\_1966\_Projection\_Broadway**  
 Contour: **10.000 / 20.000**

Reference Index:  
 Map Scale / Map Sheet:  
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 1:25,000 / 3302-06  
 1:25,000 / 3303-17

Date / Revision:  
 Date: **20/04/2010**  
 Stamp: **00105** Release: **01**  
 Product Version:  
 Version: **1.1**

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No.	Revision	Date	By	Clid
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B	UPDATED AS PER COMMENTS			
A	INITIAL ISSUE			
A	PLANNING			

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 Co. Laois,  
 PHE 087788 81156  
 Email: [jra@jra.ie](mailto:jra@jra.ie)

**PLANNING**

Signal site ID: **CIG\_01198**

Operator site ID:

Site Name:  
**JUNCTION MEADOWGROVE  
 DUBLIN 16**

Title:  
**SIGNAL SMART STREETPOLE  
 SITE LOCATION PLAN**

Designed: **[ ]** Date: **06/02/2010**  
 Drawn: **[ ]** Scale: **1:100** Rev: **C**

Dwg No. **CIG\_01198-102**



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## LEGEND

EXISTING ROAD	[Symbol]
EXISTING BUILDING	[Symbol]
EXISTING FOOTPATH	[Symbol]
EXISTING ROAD	[Symbol]
EXISTING BUILDING	[Symbol]
EXISTING FOOTPATH	[Symbol]



**SITE LAYOUT**  
SCALE 1:250

C	FINAL CHECK AND PUBLICATION	DATE	BY
B	UPDATED AS PER COMMENTS	20/02/19	
A	ISSUED FOR PERMIT	05/02/19	
A	PLANNING	05/02/19	
No.	Revision	Date	By

## Deimec

Deimec Engineering Limited  
10 Burnside Business Park,  
Elmly Road, Galleguagh, Co. Carlow

Signal Infrastructure Ltd.  
Suite 311, Q House, 78 Puzos Road,  
Santry Industrial Estate, Dublin 15,  
D15 YV50, IRELAND.

## Jason Redmond & Associates Consulting Engineers

Civil Structural  
Project Management  
8 Linnard Court, Portlaoise,  
Co. Wick.  
PH: 05768 81155  
Email: info@jrassoc.ie

## PLANNING

Signal site ID: CIG\_01198

Operator site ID:

Site Name  
**JUNCTION MEADOWGROVE  
DUBLIN 16**

Title  
**SIGNAL SMART STREETPOLE  
SITE LAYOUT PLAN**

Designed: [ ] Date: 05.02.2019  
Drawn: [ ] Scale: 1:250 Rev: C

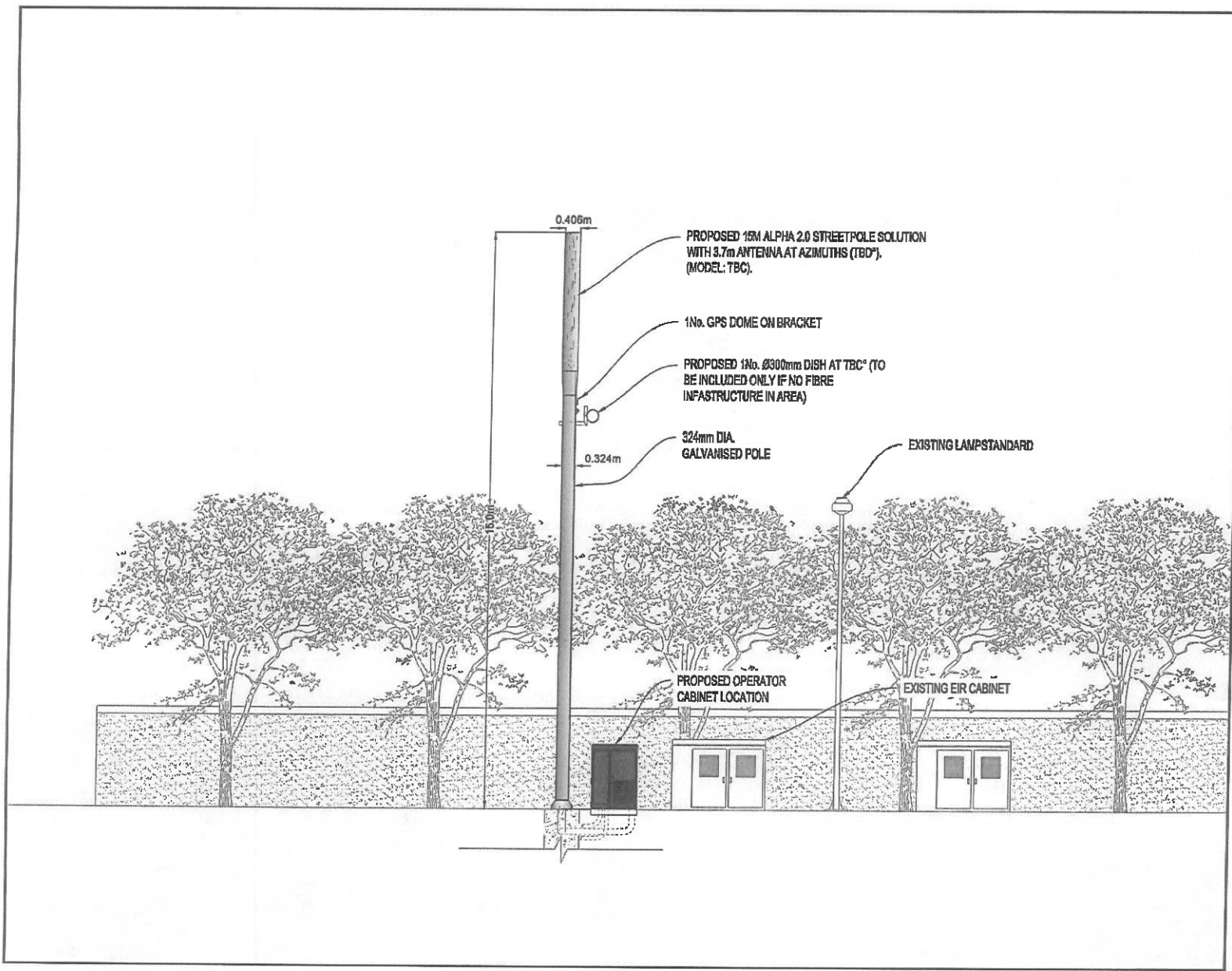
Dwg No. CIG\_01198-103

# 15m ALPHA 2.0

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0.406m

PROPOSED 15M ALPHA 2.0 STREETPOLE SOLUTION WITH 3.7m ANTENNA AT AZIMUTHS (TBD)\*. (MODEL: TBC).

1 No. GPS DOME ON BRACKET

PROPOSED 1 No. Ø300mm DISH AT TBC\* (TO BE INCLUDED ONLY IF NO FIBRE INFRASTRUCTURE IN AREA)

0.324m

324mm DIA. GALVANISED POLE

EXISTING LAMPSTANDARD

PROPOSED OPERATOR CABINET LOCATION

EXISTING EIR CABINET

**ELEVATIONS**  
SCALE 1:100

C	REV. CABINET AND POLE LOCATION AND HEIGHT WITHIN GRID	000021		
B	UPDATED AD PER COMMENTS	000019		
A	INITIAL ISSUE	000018		
A	PLANNING	000018		
No.	Revision	Date	By	Chd



Deimec Engineering Limited  
10 Berrinsville Business Park,  
Newry Road, Clonsilla, Co. Carlow

Cignal Infrastructure Ltd  
Suite 315, O'Connell, 28 Farnham Road,  
Gandyhill Industrial Estate, Dublin 16,  
D16 YV66, IRELAND

Jason Redmond & Associates Consulting Engineers

CRM Structural  
Project Management  
4 Limerick Court, Pottsville,  
Co. Louth  
Ph: 04756 91166  
Email: info@jra.ie

## PLANNING

Signal site ID: CIG\_01198

Operator site ID:

Site Name:  
**JUNCTION MEADOWGROVE  
DUBLIN 16**

Title:  
**SIGNAL SMART STREETPOLE  
ELEVATIONS**

Designed	Date	00/00/00
Drawn	Scale	1:100
Dwg No.	CIG_01198-103A	Rev. C

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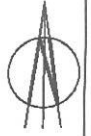


**15m ALPHA 2.0**

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CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

**NOT FOR CONSTRUCTION**



C	DATE COMPLETED	03/08/21		
B	ISSUED AS PER COMMENTS	22/12/19		
A	INITIAL ISSUE	05/08/19		
A	PLANNING	05/08/19		
No.	Revision	Date	By	Chd

**Deimec**

Deimec Engineering Limited  
 10 Barronside Business Park,  
 Bally Road, Criswick, Co. Carlow

Cignal Infrastructure Ltd,  
 Suite 211, Q House, 78 Plaza Road,  
 Ballyfad Industrial Estate, Dublin 18,  
 D18 YV66, IRELAND.

**Jason Redmond & Associates Consulting Engineers**

Chief Structural  
 Project Management  
 & Licensed Court, Part 8,  
 Co. Louth  
 P/O 08788 01156  
 EMAIL: jred@jra.ie

**PLANNING**

Cignal site ID: CIG\_01198

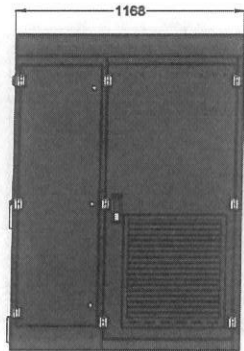
Operator site ID:

Site Name:  
**JUNCTION MEADOWGROVE  
 DUBLIN 16**

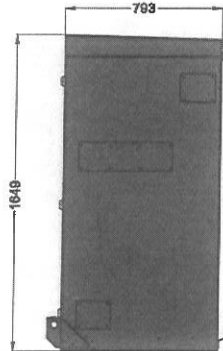
Title:  
**SIGNAL SMART STREETPOLE  
 SCHEMATIC ELEVATION**

Designed: [ ] Date: 05.08.2019  
 Drawn: [ ] Scale: NIS Rev: C

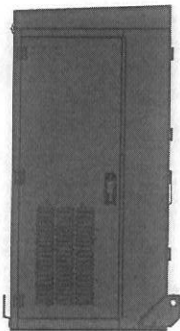
Dwg No. CIG\_01198-104



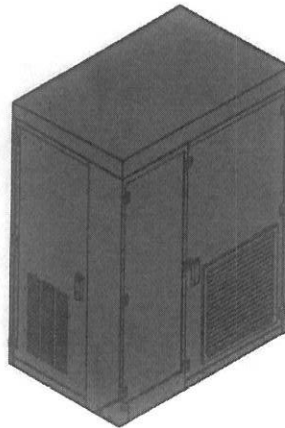
FRONT VIEW



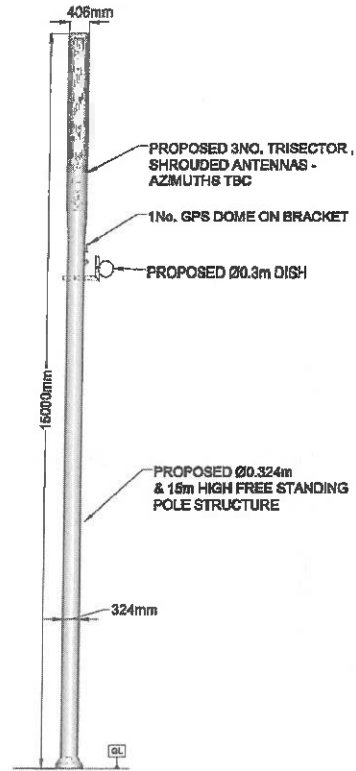
R/H SIDE VIEW



L/H SIDE VIEW



ISO. VIEW



TYPICAL POLE

SCALE 1:100

15m ALPHA 20

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CONTRACTORS TO BE AWARE OF ANY CHANGES TO THE DRAWING PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION

No.	Revision	Date	By	Clk
C	REVISED FOR LOCATION CHANGE ON SITE			
B	UPDATED AS PER COMMENTS			
A	INITIAL ISSUE			
A	PLANNING			



Deimec Engineering Limited  
18 Barnwood Business Park,  
Slaney Road, Craigoanulla, Co. Carlow

Signal Infrastructure Ltd.  
Suite 211, Q House, 76 Pierce Road,  
Bandyford Industrial Estate, Dublin 18  
D18 TV50, IRELAND.

Jason Redmond & Associates Consulting Engineers

Chief Structural  
Project Management  
6 Lismaney Court, Portlaoise,  
Co. Laois.  
PH: 05780 91155  
Email: info@jrasc.ie

PLANNING

Signal site ID CIG\_01198

Operator site ID

Site Name  
JUNCTION MEADOWGROVE  
DUBLIN 18

Title  
SIGNAL SMART STREETPOLE  
STANDARD ELEVATIONS AND DETAILS

Designed Date 08/03/18  
Drawn Scale A3 Rev. C  
Dwg No. CIG\_01198-105

License Number: CRM 230007

**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

Signal Infrastructure Ltd ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet  
measuring externally 1.54m<sup>3</sup> (1.17mL × 0.798mW × 1.652mH),  
and a pole area 0.824m<sup>2</sup> (height 15m)

subject to a minimum footpath clearance of 1.8m and the General Licence Conditions  
pertaining to the issue of this licence (see reverse) at

**Meadow Grove adjacent to the junction with Barton Road East.**

**Underwriter:** AXA

**Public Liability Insurance:** Policy no. [REDACTED]

**Date of grant of licence:** 23/07/2021

**Expiry date of licence:** 22/07/2026

*James Pielan*

**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. *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.
3. *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.

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 Unit 311, 76 Furze Rd, Sandyford Business Park, 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.

4. *Obsolescence* - In the event of obsolescence of the installed infrastructure (telecommunications street pole, antenna and operator cabinet) or withdrawal or expiry of the license 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.
5. *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.



6. *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.
7. *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.
8. *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.
9. *Maintenance* - Access to the licence area for maintenance purposes by any statutory undertakers shall be available at all times.
10. *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.
11. *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.
12. *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
13. *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.
14. *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 Licence 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.
15. *Change in use* - A change in use of the licenced area will require the submission of a new licence application
16. *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
17. *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 claims 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.



18. 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.
19. 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.
20. 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.
21. 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.

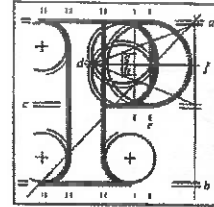






Our Case Number: ABP-311679-21

Planning Authority Reference Number: CRM230007



An  
Bord  
Pleanála

Dun Laoghaire Rathdown County Council  
County Hall  
Marine Road  
Dun Laoghaire  
Co. Dublin

Date: 19 APR 2023

Re: Section 254 Licence for telephone mast.  
77 Barton Road East, Dublin 14, D14 N668.



Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

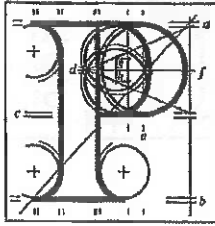
Yours faithfully,

Executive Officer

BP100N

Tel	Tel	(01) 858 8100
Gíao Áitúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

## Board Order ABP-311679-21

---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: CRM230007**

**Appeal by** [REDACTED] **against the decision made** on the 23<sup>rd</sup> day of July, 2021 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a licence to Cignal Infrastructure Limited care of CMC Planning Consultants of Fumbally Exchange, Argus House, Blackpitts, Dublin.

**Licence Application:** Place and maintain one telecommunications cabinet measuring externally 1.54 metres cubed (1.17 metres long by 0.798 metres wide by 1.652 metres high) and a pole area 0.824 metres (height 15 metres), at [REDACTED] Barton Road East, Dublin.

### Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act, 2000, as amended, An Bord Pleanála, directs the planning authority to GRANT a licence, based on the reasons and considerations under and subject to the conditions set out below.

## REASONS AND CONSIDERATIONS

Having regard to the provisions of section 254 of the Planning and Development Act 2000, as amended, to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, including Policy Objective E120 which seeks to promote and facilitate the provision of an appropriate telecommunications infrastructure within the county, and to the nature, height and scale of the development and its location along a public road, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would not negatively impact upon the convenience and safety of road users including pedestrians. It is further considered that there is no requirement for Appropriate Assessment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the licence application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. This licence shall be valid for five years from the date of this Order. The telecommunications structure and related ancillary structures shall then be removed, and the lands reinstated on removal of the telecommunications structure and ancillary structures unless, prior to the end of the period, continuance shall have been granted for their retention for a further period.

**Reason:** To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

3. No additional dishes, antennae or other equipment, other than indicated on drawing number CIG\_01198-105 (Rev B), received by the planning authority with the application, shall be attached to the pole or otherwise erected on the site, without first obtaining the written consent of the planning authority.

**Reason:** In the interest of visual amenity.

4. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or within the curtilage of the site.

**Reason:** In the interest of the visual amenities of the area.

In deciding not to agree with the Inspector's recommendation to refuse the licence, the Board considered that in respect of the first reason for refusal, the siting of the telecommunications infrastructure is along a public road and would, therefore, be in accordance with the requirements of section 254(c) of the Planning and Development Act 2000, as amended. The Board noted the definition of 'public road' contained within section 2 of the Planning and Development Act, 2000, as amended, as having the same meaning as that set out in the Roads Act, 1993, as amended, and the definitions therein, including that a 'road' includes a footpath. The Board is satisfied that the infrastructure is located alongside the footpath and is, therefore, by reference to the definition, located along a public road. The Board did not share the view of the Inspector that the location is an area of public open space, but rather was satisfied, based on the examination of the documentation and drawings on file, that it is a grassed area located at the end of a row of houses through which a footpath has been laid.

In respect of the inspector's second reason for refusal, the Board noted the Inspector's reference to the "Telecommunications Antennae and Support Structures Guidelines for Planning Authorities" issued by the Department of the Environment and Local Government in July 1996 which the Board noted were prepared as guidelines to planning authorities, in respect of their functions on telecommunication infrastructure, primarily including guidance on siting and location of antennae, support structures, masts and ancillary equipment. Reference to permitting free-standing masts in a residential area only as a last resort, as contained in the guidelines and referred to in the Inspector's reasons and considerations, was not considered by the Board to be a material consideration in the assessment of the section 254 licence for the current proposal, which does not comprise a free-standing mast, but rather comprises overground electronics communication infrastructure, specifically a smart street pole structure. The Board is satisfied that the proposed development the subject of the licence application comprises infrastructure that is modest in height and scale. Taking into account the context of other infrastructure proximate to the site, including lighting columns, and having regard to its positioning at the end of a row of houses on a grassed area adjoining the public road and taking into account the limited direct views from existing houses that are separated from the infrastructure by approximately 47 metres, the Board did not agree with the Inspector that the infrastructure would constitute a visually obtrusive development in the immediate vicinity of established housing or that it would give rise to an adverse visual impact on adjoining residential properties or conflict with any relevant guidance set out.



**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 18 day of April 2023.

License Number: CRM 230007

**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")

In conjunction with An Bord Pleanála (ABP-311679-21)

grants to

Signal Infrastructure Ltd ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet  
measuring externally 1.54m<sup>3</sup> (1.17mL × 0.798mW × 1.652mH),

and a pole area 0.824m<sup>2</sup> (height 15m)

at Meadow Grove adjacent to the junction with Barton Road East.

subject to the special Licence Conditions hereunder in the attached Schedule.

**Underwriter:** ZURICH Insurance PLC

**Public Liability Insurance:** Policy no. [REDACTED]

**Date of grant of licence:** 18/04/2023

**Expiry date of licence:** 17/04/2028

*James Phelan*

Senior Engineer

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



## SCHEDULE OF CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the licence application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with Planning Authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of Clarity

2. This licence shall be valid for three years from the date of the An Bord Pleanála decision (ABP-311679-21) on 18<sup>th</sup> April 2023. The telecommunications structure and related ancillary structures shall then be removed and the lands reinstated on removal of the telecommunications structure unless, prior to the end of the period, continuance shall have been granted for their retention for a further period.

**Reason:** To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

3. No additional dishes, antennae or other equipment, other than indicated on drawing number CIG\_01198-105 (Rev B), received by the planning authority with the application, shall be attached to the pole or otherwise erected on the site, without first obtaining the written consent of the planning authority.

**Reason:** In the interest of visual amenity.

4. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or within the curtilage of the site.

**Reason:** In the interest of the visual amenities of the area.

