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

Date: 24th November 2021
Re: Section 254 Application- Proposed Telecommunications Streetworks Solution
Applicant: Cignal Infrastructure Ltd. Ltd, Suite 309, Q House, 76 Furze Road, Sandyford Industrial Estate, Dublin 18.
Site Name: Killiney Hill
Location: Seafield Rd Junction with Military Rd, Killiney, Co. Dublin

Dear Sir/Madam,

On behalf of our client, Cignal Infrastructure Ltd 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 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, Cignal 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 17th 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 an 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 4G coverage

Please see attached separate site location justification and planning assessment prepared by David Mulcahy Planning Consultants Ltd.

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.

- Planning Report by David Mulcahy Planning Consultant
- Sepa Transfer Confirmation of payment
- Licence Application Drawings
- Com Reg Map
- Visual Impact Assessment Photomontages
- Services Drawings
- Signal Com Reg Authorization
- Eir Mobile ICNIRP Compliance Statement

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,

[Redacted Signature]

Chartered Engineer

[Redacted Stamp]

DM

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PLANNING STATEMENT

to support s.254 licence application for

TELECOMMUNICATIONS INFRASTRUCTURE

at

**SEAFIELD ROAD JUNCTION WITH MILITARY ROAD,
KILLINEY, CO. DUBLIN**

Client: Signal Infrastructure Ltd.

23th November 2021

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been instructed by **Signal Infrastructure Ltd**¹ to prepare a planning statement to support a Section 254 licence application for a telecommunication structure at the junction of Seafield Rd and Military Rd, Killiney, Co. Dublin.

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

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

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

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

² Signal Infrastructure Ltd., C/O Jason Redmond Associates, 5 Lismard, Portlaoise, Co. Laois.

2.0 LOCATION AND DESCRIPTION

2.1 Location

The site is located at the north end of Seafield Road, at the junction with Military Road. Please refer to the site location map submitted with the application.

2.2 Description

The site currently consists of a wide public footpath.



Fig No.1 Photograph of subject site taken from Military Road.

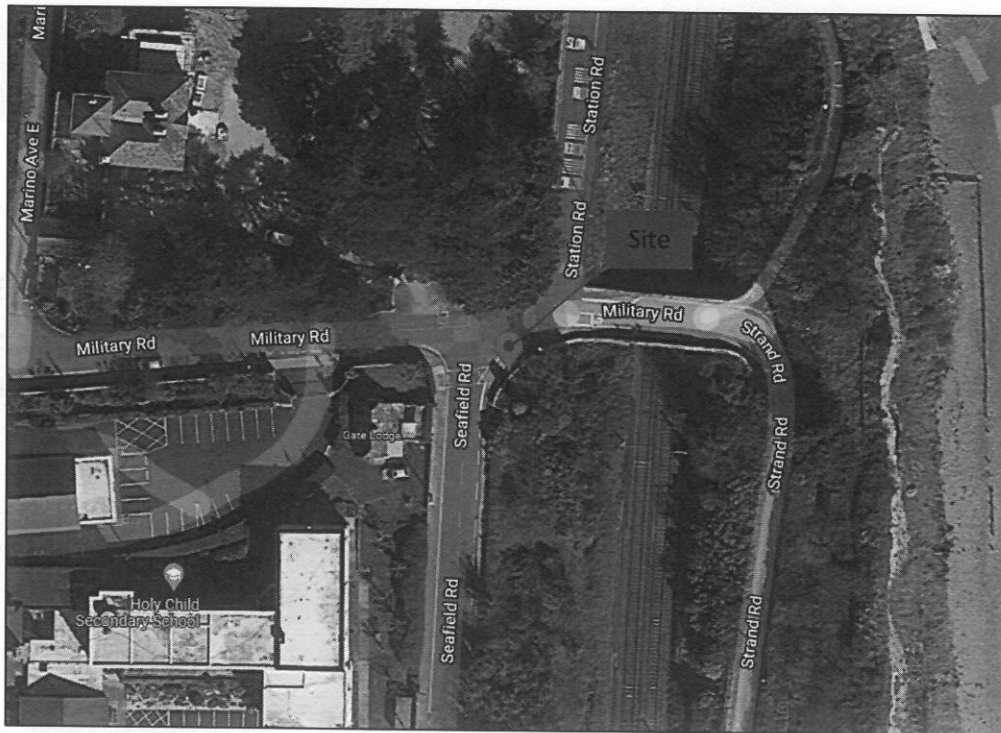


Fig No.2 Aerial photograph with approximate location of site indicated.

2.3 Ownership

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

2.4 Land Uses in the Vicinity

There are public roads located to the north and west of the site. To the south and east there is an overgrown area which adjoins a rail line.

There is a dwelling at [REDACTED] Holy Child Secondary School is located further south-west (c.36m). There is another dwelling located to the north west at a distance of [REDACTED]

There is an existing telegraph pole and litter bin adjacent to the site (east side).

3.0 PROPOSED DEVELOPMENT

3.1 Description

The proposal consists of an 15m Alpha 2.0 streetpole solution with a 3.7m Alpha 2.0 antenna at azimuths 30°, 170°, 280° & 1 no. ø300mm dish (to be included only if no fibre infrastructure in area), along with ancillary cabinet (1.649m high x 1.168m wide x 0.793 deep).

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

3.2 Technical Justification

3.2.1 Objective of Search Ring Area

The search ring, or area within which a telecommunications installation is required in order to meet the search ring objectives, is an area of c. 650 metres in diameter. The site is required in order to improve network coverage in the area. It has been identified by radio engineers that an installation within the search ring will bring required coverage to the coverage black spot, subject to a site-specific assessment and radio clearance - see diagram of search ring below.

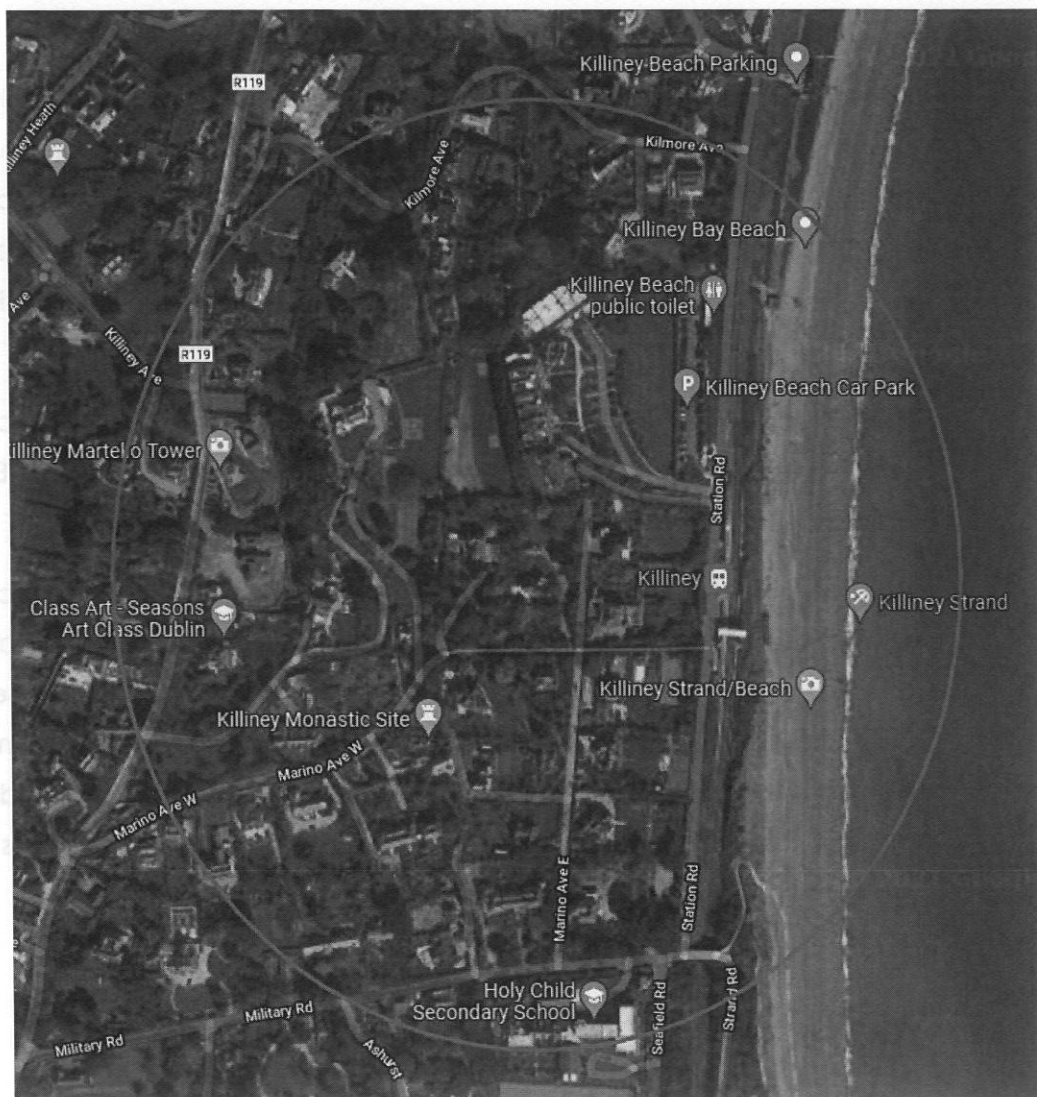


Fig No.3 Search Ring for subject site.

3.2.2 Reason why location was chosen:

The location on Killiney was chosen because of the following:

- It's within the Search Ring coverage footprint.
- There is adequate space to locate a street works solution and cabinet.
- There is fibre located nearby to ensure connectivity into the network.
- No overhead cables located at the proposed location.
- The location will not interfere with existing services.

Other Locations Reviewed by Eir:

Search Ring located in a highly residential area, where no industrial sites or commercial rooftops are available. A Streetwork solution is the only option for this area. The proposed location has been considered due to the fact that it has adequate space capacity for a pole and cabinet and is also in a location which offers less of a visual impact on the residence than other locations.

Eir are upgrading the network in Dublin to provide customers with good quality voice and high-speed data services. As part of Eir Ltd licensing requirements and the continuing rollout of their 3G and 4G network, Eir requires a site at Killiney, Co. Dublin.

The current coverage for Eir does not provide adequate indoor service for high speed mobile broadband and voice services in and around the area. Without a new site at this location, parts of this area will continue to suffer a severe degradation in mobile voice and data services which leads to poor mobile coverage and as a result there would be a large number of dropped / blocked calls and data sessions which will also possibly limits people's ability to work from home on the Eir network.

3.2.3 Coverage Map

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

Figure 4 below demonstrates the white/transparent areas around the site where coverage suffers.

Figure 5 demonstrates the predicted indoor coverage levels, which will result if the proposed LA is granted (blue area). This represents a substantial increase in indoor coverage service levels in this area.

Figure 6 demonstrates a comparison of coverage between existing and new (Blue) coverage levels.

It is respectfully submitted that the coverage maps below clearly demonstrate the significance of the proposed installation with respect of the telecommunications network. In particular the improvement in coverage along the existing Dart line at this location will be a great improvement for commuters. In addition a significant area of the coast that have little or no coverage for emergency calls will be improved greatly.



Figure 4: Existing Indoor coverage footprint in the area without Signal site.



Figure 5: Predicted indoor coverage (blue) with new Signal Site.



Figure 6: Comparison coverage levels with new Signal site.

3.2.4 Comreg Map/Policy

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

The maps below show there is a notable absence of telecommunication infrastructure in the vicinity of the subject site.

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

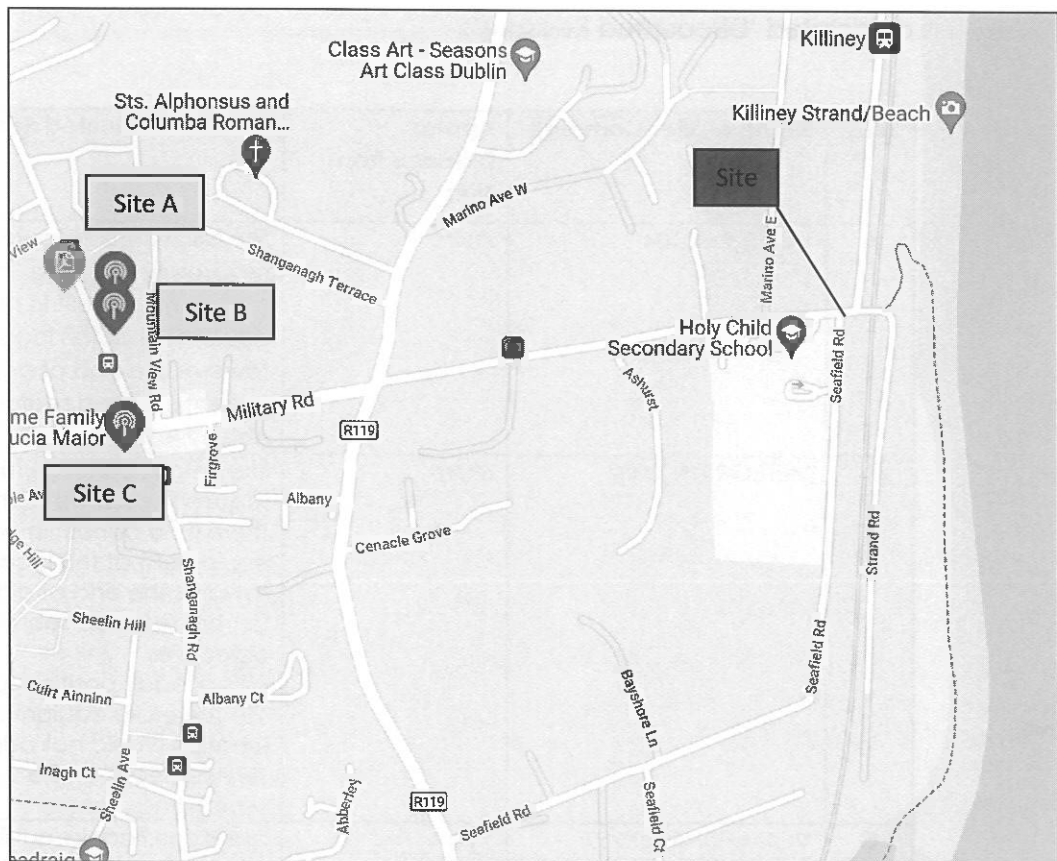


Fig. No.7 Comreg Maps of closest Existing Sites in General Area.

3.2.5 Alternative sites

Please refer to the above Comreg Map under figure 7 above, which sets out the other relevant Infrastructure in the subject general area of Killiney. It must be noted that all of the sites identified are situated outside the required search ring, which has a diameter of c.650 metres.

As all of the nearest sites surrounding the proposed development are outside of the required search ring, sharing of facilities on other installations, outside of the required search ring will not address the coverage objectives of the subject search ring. However, in the interest of demonstrating other sites in the broader area for assessment purposes by the planning authority, the following table indicates the closest established sites within a 2 km radius and also presents the associated 'Discounted Reasons':

Site:	Name of Site (Comreg):	Approx. Distance from Site:	Details/Discounted Reason(s):
A	THREE_DU0104	704m	Site is significantly outside of the required search ring, therefore there is no benefit in adding equipment at this location towards the end of achieving current required search ring objectives.
B	METEOR DN_3307	697m	Site is significantly outside of the required search ring, therefore there is no benefit in adding equipment at this location towards the end of achieving current required search ring objectives. Eir is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.
C	VODAFONE_DX237	714m	Site is significantly outside of the required search ring, therefore there is no benefit in adding equipment at this location towards the end of achieving current required search ring objectives.

4.0 APPLICANT: BACKGROUND

4.1 Introduction

The applicant, Cignal Infrastructure Ltd is a company of Cellnex, which is a European Telecommunications infrastructure provider, which specifically facilitates co-location to the communications sector in Ireland and Europe. Cignal was purchased by Cellnex in September 2019. Cignal Infrastructure Ltd remains the legal entity or trading name for the organisation in Ireland. The organisation has significant commercial relationships with each mobile network operator in the State namely Three, Vodafone and Meteor/eir in addition to radio, broadband and emergency communication service providers. Whilst managing their existing portfolio of 300 former Coillte sites, in addition to over 250 new sites., Cellnex has recently completed the purchase of an additional 1150 sites from CK Hutchinson in Ireland. This brings the total portfolio in Ireland to **c.1800 sites nationwide**. The applicant plans to add new developments to support the ongoing infrastructural requirements of the telecommunications industry and to facilitate the provision of broadband in current **“black spot” areas** and to also facilitate higher data transmission speeds in urban areas through various initiatives. It is submitted that the intervention of private sector firms such as Cignal Infrastructure Ltd. (and its parent company Cellnex), in the roll-out of telecommunications infrastructure, is a significant and fundamental pillar in the Governments telecommunications policy and its future plans.

5.0 PLANNING CONTEXT

5.1 Taskforce: Backdrop to Process

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

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

The Task Force also recommended the following:

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

5.2 Distinction between Section 254 and Class 31

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

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

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

Section 254 requires the applicant to acquire a Licence for the construction of such Telecommunications Infrastructure adjunct to Public Roads. This licence application must demonstrate how the proposal conforms to the proper planning and sustainable development of the area. Under Section 254, an Appeal of a decision to An Bord Pleanala is provided for. There are no height stipulations provided for therein, however Cignal is committed to the highest standards of proper planning and sustainable development and aims to achieve highest possible environmental assimilation standards. One such example of this aim is portrayed in the pursuit of slim line design prototypes, which have evolved since the enactment of the legislation, such as the Alpha 2 model (inter alia), which has combined highly technical specifications with a slim line aesthetically attractive construct with credit afforded to the Cignal Design Team in conjunction with JRA (Jason Redmond Associates).

5.3 Spirit of the Legislation

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

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

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

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

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

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

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

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

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

5.5 Licence History & Precedent

5.5.1 Previous Licence Application on Subject Site

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

5.5.2 Previous Licence Applications in the Jurisdiction

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

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

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

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

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

Waterford City & County Council refused permission on account of the fact that the subject site was considered to be located on an elevated and exposed suburban site, in close proximity to a scout den, a hospital/care home, a number of

protected structures³ and numerous residential properties, in circumstances where the proposal has not been subject of formal public notification and there has not been an opportunity for formal public engagement or submissions.

The Board however granted permission for a conditional 10 year licence.

The An Bord Pleanála Inspector noted that:

- *"The structure may briefly be of visual interest but would then become an accepted and normal part of the urban streetscape. These structures are becoming more common".*
- *"The structure will be very visible on the streetscape. However, a visual impact is unavoidable with telecommunications infrastructure such as this ... it would not have any undue adverse impact on the surrounding land uses or the protected structures".*

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

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

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

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

The Green Book acknowledges that the type of infrastructure required will vary,

³ The closest Protected Structure was located 30m from the site.

depending on a number of factors, such as location, existing road type and network coverage targets.

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

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

Fig.No.8 Guidance on potential location of overground telecommunications infrastructure on public roads.

In general, the height of telecommunications infrastructure is determined by the network requirements. According to EIR, an overall height of 15m is required at Killiney in order to provide the required coverage and to clear local obstacles that would cause network interference.

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

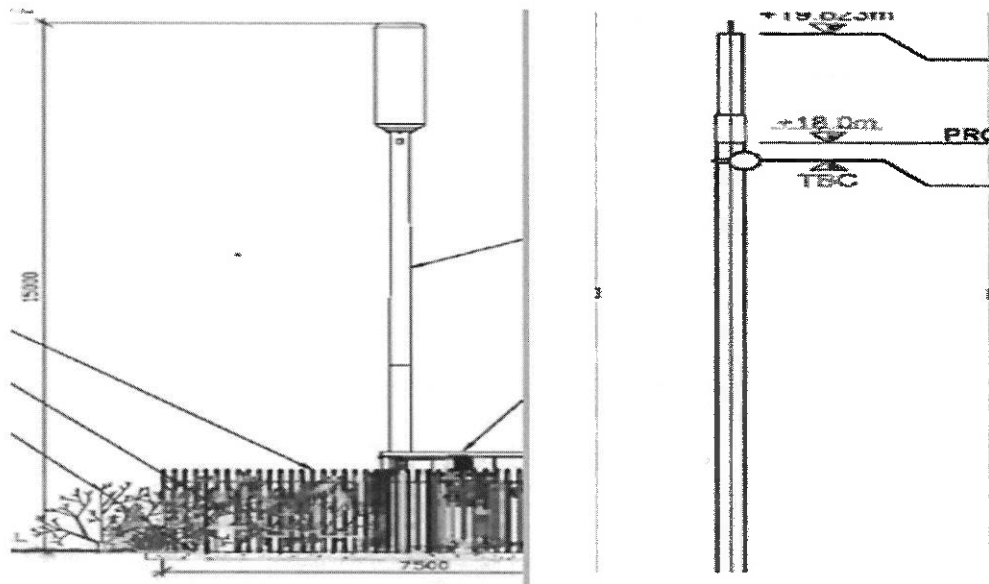


Fig No.9 Image 5 Examples of small and medium size Single Operator Sites Extracted from the Green Book Appendix A.

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

5.7 Proper Planning and Sustainable Development Considerations

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

National Telecommunications Policy

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

Communications Energy and Natural Resources, Department of Transport Tourism and Sport, County and City Management Association, Office for Local Authority Management, National Roads Authority (TII)).

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

5.7.1 Project Ireland 2040 – The National Planning Framework

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

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

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

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

5.7.3 East and Midlands RSES (Regional Spatial Economic Strategy)

This strategic policy document refers under Chapter 11 that; *'In the information age, telecommunications networks play a crucial role in enabling social and economic activity. This RSES supports actions to strengthen communications links*

to develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis'.

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

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

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

Section 8.6 Communications Network and Digital Infrastructure

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

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

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

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

Regional Policy Objective - RPO 8.25

Local authorities shall:

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

Regional Policy Objective - RPO 8.26

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

5.7.4 Dunlaoghaire Rathdown County Development Plan 2016 - 2022

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 Dún 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.

Zoning

The subject site is **not zoned** (public roads in the zoning maps are not zoned). The adjoining lands to the south are zoned A - residential. Two maps are shown below as the site is located at the edge of Map No.10 so part of Map No.7 is also relevant.



Fig No.10 Extract from DLR Development Plan 2016-22 zoning map (Map No.10).

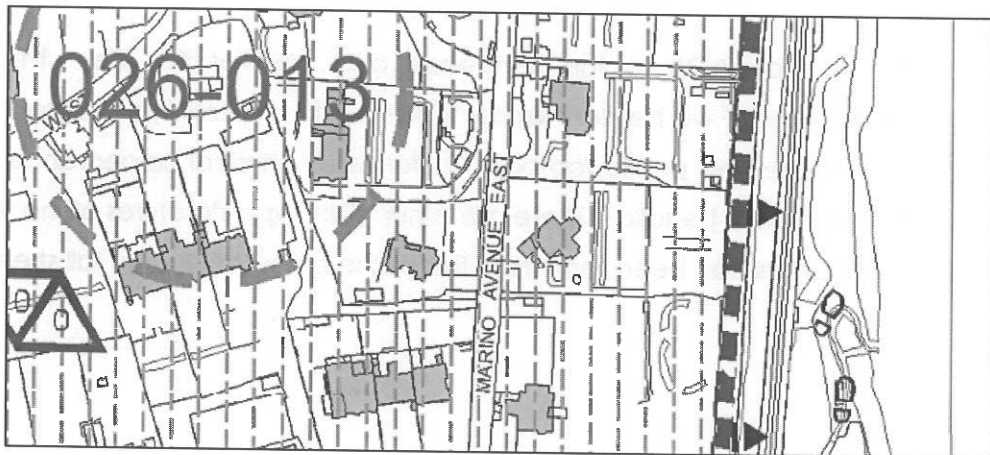


Fig No.11 Extract from Map No.7 (showing lands north of the subject site).







Proposed Sutton to Sandycove Walkway/Cycleway as a component part of the National East Coast Trail Cycle Route	
Protected Structures _____	
Record of Monuments and Places (For Areas of Archaeological Potential)	
Architectural Conservation Area _____	
Candidate Architectural Conservation Area _____	
"The Metals" Candidate Architectural Conservation Area _____	

Fig No.12 Extract from Legend.

Site Designations (Scenic Routes, Landscape Sensitivity etc.)

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

There is an ACA to the north-west and west of the site. The proposed development will be very similar in nature to the existing telegraph pole and cabinet on this public footpath, in terms of physical appearance, albeit the streetpole will be taller. There are other utility type structures along the edge of the ACA as can be seen from the photo below, including tall street poles.



Fig No.13 View to south of the subject site.

'Mentone' to the north-west is a Protected Structure but it is at a distance of c.60m from the subject site. It also heavily screened as can be seen from the photograph below. It is submitted that given the location of the proposed development which is not within the eyeline of this dwelling, the substantial distance involved and the screening around the dwelling, that there will be no material impact on the character or setting of the Protected Structure (much in the same way as there is no impact from the existing telegraph pole and cabinet at this location)



Fig No.14 View of Menton, Protected structure, from subject site.

The site falls within the area defined as public road and therefore this proposal should be considered under the Section 254 legislation as outlined under Section 3.1 above.

6.0 VISUAL IMPACT ASSESSMENT

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

For the purpose of this study the criteria as set out in the current EPA Guidelines on Information to be contained in Environmental Impact Assessment Reports (2017, Draft) are used in the assessment of the likely impacts. The criteria for rating the significance of impacts are outlined below:

Criteria for significance of effects under EPA Guidelines

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

A total of **5 no. Visual Reference Points** have been identified within a 111m radius of the site.

VRPs 1 & 2 are taken from Seafield Road (1,2) at distances of 111m and 57m respectively of the site. The pole is visible from these locations. VRPs 3, 4 & 5 are taken from Millitary Road (1⁴) and Station Rd (1,2) at distances of 94m, 78m and 30m respectively of the site. The pole and cabinet are visible from these locations. Given the established context provided by the receiving environment which comprises lamp posts and street signage, along with the slender nature of the structure, and the neutral sky grey colour, the visual impact is considered to be slight to moderate. It will read as part of the typical street furniture and will not be an incongruous insertion into the streetscape.

VIA Conclusion

It is concluded that while the proposed 15 metre pole will be visible from close-up locations, which is to be expected, it will not be an incongruous insertion into the streetscape. It is submitted that the proposed pole will be of neutral sky grey, which will reflect the skyline and therefore the proposed pole will be well assimilated with regards to its colour/texture. It is not considered that such visual sighting of same would be detrimental to the visual amenities of the area, the community amenities or of the public realm at this location.

Established street poles and backdrop development have the effect of absorbing the proposed structure from many of the viewpoints.

The proposed pole structure and cabinet, which are proposed for this spatial context is a more stream-lined and sleek version of the structures, which were initially rolled out under the Section 254 Licence process. The proposed structure/equipment is testament to the objective of the Cellnex Company,

⁴ Please refer to the table provided at the front of the VIA prepared by Jason Redmond Associates; roads with more than one VPR are labelled by numbers.

Signal, which has been to strive to carefully select appropriate sites, which meet coverage objectives, but which also sensitively address the streetscape wherein such structures are located. It is respectfully submitted that the proposed structure, is presented as a utility structure in this streetscape.

Please note the inspector's comment under ABP reference PL. 61.306440, which was an appeal against a decision of Galway City Council to refuse a similar Alpha 2.0 pole structure. The Board overturned the decision of the planning authority in this instance and the ABP inspector, whilst recommending a grant be issued, referred the following in relation to design and visual impacts:

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

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

7.0 APPROPRIATE ASSESSMENT SCREENING

7.1 Natura 2000 Provisions

Having regard to the nature and limited scale of the proposed development and nature of the receiving environment together with the distance from the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant

effect individually or in combination with other plans or projects on a European site.

8.0 ICNIRP COMPLIANCE

8.1 Health and Safety legislation and Guidelines

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

9.0 CONCLUSION

It is respectfully submitted that the proposed street work solution accords with pattern and character of the public realm in this area of Seafield Road junction with Military Road, Killiney, Co. Dublin.

The principle of the proposed 15m streetpole structure has been accepted by numerous planning authorities and An Bord Pleanala, since the enactment of the legislation.

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

also considered 'Alternatives' and various locations were ruled out for genuine reasons.

Furthermore, the Dun Laoghaire Rathdown County Development Plan 2016-2022 clearly recognises the importance of the development of a high-quality telecommunications network.

The proposed 15 metre streetpole solution will provide for optimum coverage as required in an area where there is a noted dearth in coverage. This includes coverage for residential dwellings and the nearby school as well as the train line for commuters.

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

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

On a site-specific basis, the proposed location, will not interfere with the use of the footpath and will provide an appropriate setting for the proposed pole and cabinet where it will appear as normal utility infrastructure.

The VIA submitted herewith demonstrates that there will be no negative impact on the visual amenities of this area with slight to moderate visual impacts being

perceived as one observes the structure in middle to near distance. It is submitted that whilst the structure will naturally be visible, it cannot be argued that visibility of such a structure alone amounts to detrimental impacts rather normal perception of development. This type of structure is crucial functional infrastructure, which significantly contributes to successful place making, in a modern day, functional public realm.

The proposed development is also consistent with the main thrust of the East and Midlands (RSES).

The planning authority is respectfully requested to consider the necessity for this infrastructure, which the market would not require if there was not a demand for same. The planning authority is also requested to consider the meticulous site selection process undertaken, which has to satisfy the criteria of the planning authority in addition to the technical/radio requirements of the identified search ring. Finally, the planning authority is also requested to consider the suitability of this type of spatial context for this infrastructure generally. i.e. arterial transport route/ proximate to nearby junction.

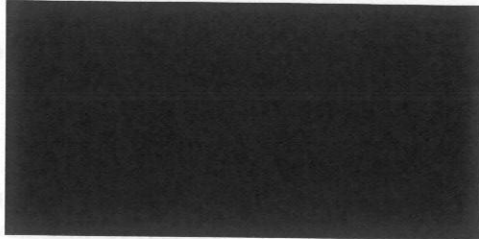
With regard to the S.254 legislation, as cited under Section 4 above, it is submitted that the proposed development.

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

In conclusion, it is respectfully submitted that the proposal fully complies with the proper planning and sustainable development of the area and it is requested

that Dun Laoghaire Rathdown County Council grant this Licence Application with regard to the case set out above.

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



David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS



Marsh Ireland Brokers Ltd
Marsh House
25-28 Adelaide Road
Dublin 2
D02 RY98
Tel: 01 604 8100
www.marsh.ie

To Whom It May Concern

7th January 2022

Dear Sir/Madam,

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

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

Business Description

Provides telecommunications infrastructure solutions

EMPLOYERS' LIABILITY

INSURER: XL Insurance Company SE
POLICY NUMBER: [REDACTED]
PERIOD OF INSURANCE: 1st January 2022 to 28th February 2022 (both days inclusive)
LIMIT OF INDEMNITY: €13,500,000 (for each and every occurrence)

PUBLIC LIABILITY

INSURER: XL Insurance Company SE
POLICY NUMBER: [REDACTED]
PERIOD OF INSURANCE: 1st January 2022 to 28th February 2022 (both days inclusive)
LIMIT OF INDEMNITY: €6,500,000 (any one event and in the aggregate during the period of insurance)

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

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



A business of Marsh McLennan

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

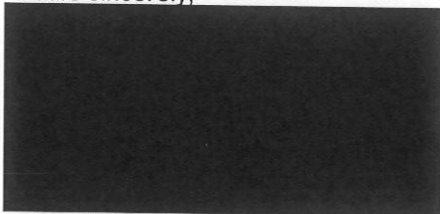
This letter is issued as a matter of information only and confers no right upon you or any third party to whom it is disclosed, other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement,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

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

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

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

Yours sincerely,




Client Advisor

Marsh Ireland Brokers Ltd

Direct Dial: 

E-mail: 

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

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A business of Marsh McLennan



Marsh Ireland Brokers Ltd
Marsh House
25-28 Adelaide Road
Dublin 2
D02 RY98
Tel: 01 604 8100
www.marsh.ie

To Whom It May Concern

9th of March 2022

Dear Sir/Madam,

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

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

Business Description

Provides telecommunications infrastructure solutions

PUBLIC LIABILITY

INSURER: XL Insurance Company SE
POLICY NUMBER: [REDACTED]
PERIOD OF INSURANCE: 1st March 2022 to 28th February 2023 (both days inclusive)
LIMIT OF INDEMNITY: €7,000,000 (any one event and in the aggregate during the period of insurance)

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

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

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Member of Marsh McLennan



A business of Marsh McLennan

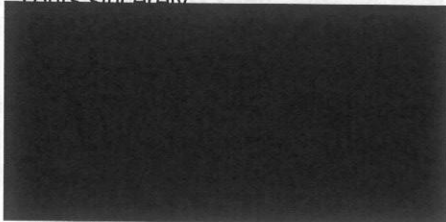
cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

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

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

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

Yours sincerely



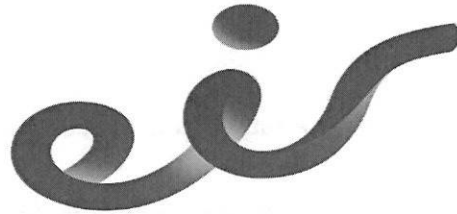
Client Advisor
Marsh Ireland Brokers Ltd
Direct Dial: [REDACTED]
E-mail: [REDACTED]

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A business of Marsh McLennan



2022 Bianconi Avenue
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) 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.

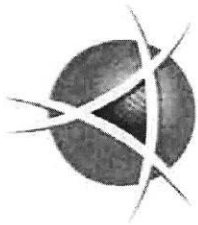
We continue to monitor the advice and guidance given by Government, international experts and equipment manufacturers to ensure that the sites that we operate continue to operate well within the limits set for exposure of members of the public and for our employees and contractors who will work at your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



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: Signal 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.

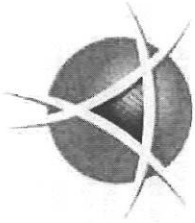
An Authorised Person may:

- (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 locht, Baile Atha Cliath 1
Telephone +353 1 804 9600 Fax +353 1 804 9665 Email info@comreg.ie Web 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
An Coimisiún um Rialáil Cumarsáide

Block DEF, Abbey Court, Irish Life Centre, Lower Abbey St, Dublin 1

Bloc DEF, Cuir 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 Web www.comreg.ie

E = 727687.824, N = 725542.685

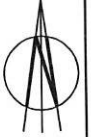
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 Ordnance Survey Ireland (OSI)
Date Source / Reference:
 W0003
 Revision Date =
 Survey Date =
 Levelled Date = 31-Dec-1912
 W0004
 Revision Date =
 Survey Date = 31-Dec-1937
 Levelled Date = 31-Dec-1940
 D0029
 Revision Date =
 Survey Date = 31-Dec-1937
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 D0033
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File Name:
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City Extent / Area of Interest (AOI):
 UTM Easting = 724182.811, UTM Northing = 725542.685
 UTM Easting = 728332.869, UTM Northing = 729038.228
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 UTM Easting = 728332.869, UTM Northing = 729038.228
Projection / Spatial Reference:
 WGS84 / Irish Transverse Mercator
 Centre Point Coordinates: X,Y = 725071.6883, 724211.228
 Date of Revision: 22-Oct-2021
 Product Version: 1.3
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K I L L I N E Y B A

SITE OUTLINED IN RED

B	UPDATED ADDRESS	28/10/21		
A	ISSUED FOR PLANNING	28/10/21		
No.	Revision	Date	By	Ckd

DELMEC

10 Barrowville Business Park, Sixty Road,
 Graiguecullen, Carlow, R93 E5W7,
 Rep. of Ireland.

cellnex

driving telecom connectivity

Cellnex Infrastructure Ltd.
 Suite 311, Q House, 78 Furze Road,
 Gandyford Industrial Estate, Dublin 16,
 D16 Y9K0, IRELAND.

Jason Redmond & Associates Consulting Engineers

Chris Skuzinski
 Project Management
 6 Linnard Court, Portlaoise,
 Co. Lark.
 Ph: 05799 81158
 Email: info@jrasc.ie

PLANNING

Citynet site ID	CIG-01157
Operator site ID	DN_1602
Site Name	KILLINEY HILL
Site Address	PUBLIC FOOTPATH AT THE SEAFIELD RD JUNCTION WITH MILITARY RD KILLINEY, CO.DUBLIN
Title	CELLNEX SMART STREETPOLE SITE LOCATION MAP

Designed	Date	26.10.2021
Drawn	Scale	1:10,000
Dwg No.	DN_1602-100	Rev. B

DWG LOCATION: 2021-10-26 10:00:00 AM

E = 724182.811, N = 725542.685

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SITE OUTLINED IN RED

SITE LOCATION:
 • GPS COORDINATES:
 N 53°15'11.78" W 6°8'49.28"
 LAT=53.253272, LON= -6.113689
 • ITM:
 E = 725870.118, N = 724206.564

15m Alpha 2.0 STREETPOLE

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B	UPDATED ADDRESS	29/1/21		
A	ISSUED FOR PLANNING	28/0/21		
No.	Revision	Date	By	Ckd

DELMEC

20 Barrowside Business Park, Sleaty Road,
 Graiguecullen, Carlow, R93 E3W7,
 Rep. of Ireland.



Cellnex Infrastrutura Ltd.
 Suite 311, Q House, 76 Plaza Road,
 Ballycannon Industrial Estate, Dublin 18,
 D18 YV56, IRELAND.

Jason Redmond & Associates Consulting Engineers

Civil Structural
 Project Management
 5 Limerick Court, Persimone,
 Co. Limerick
 PH: 05780 81185
 Email: info@jraso.ie

PLANNING

Signal site ID CIG-01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
 JUNCTION WITH MILITARY RD
 KILLINEY, CO.DUBLIN**

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

Designed [] Date 28.03.2021
 Drawn [] Scale 1:2500 Rev. B

Dwg No. DN_1602-101

DWG LOCATION: []

E = 726090.186, N = 724330.546



E = 726710.415, N = 724082.254

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 Ordnance Survey Ireland (OSI)

Data Source / Reference:
 PRIME2

File Format:
 Autodesk AutoCAD (DWG_R2013)

File Name:
 v_50228636_1.dwg

Clip Extent / Area of Interest (AOI):
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 LRL,RLY= 726163.1694,723996.2281
 ULX,ULY= 725580.1694,724426.2281
 URX,URY= 726163.1694,724426.2281

Projection / Spatial Reference:
 Projection= #BNETRS Irish Transverse_Mercator

Centre Point Coordinates:
 X,Y= 725871.6694,724211.2281

Reference Index:
 Map Series / Map Sheets
 1:1,000 / 3457-13
 1:1,000 / 3457-10

Data Extraction Date:
 Date= 22-Oct-2021

Source Data Release:
 DCLMS Release V1.145.112

Product Version:
 Version= 1.3

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A	ISSUED FOR PLANNING	28/10/21		
No.	Revision	Date	By	Clkd

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 Rep. of Ireland.

cellnex

driving telecom connectivity

Cellnex Infrastructure Ltd.
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PLANNING

Signal site ID CIG-01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
 JUNCTION WITH MILITARY RD
 KILLINEY, CO.DUBLIN**

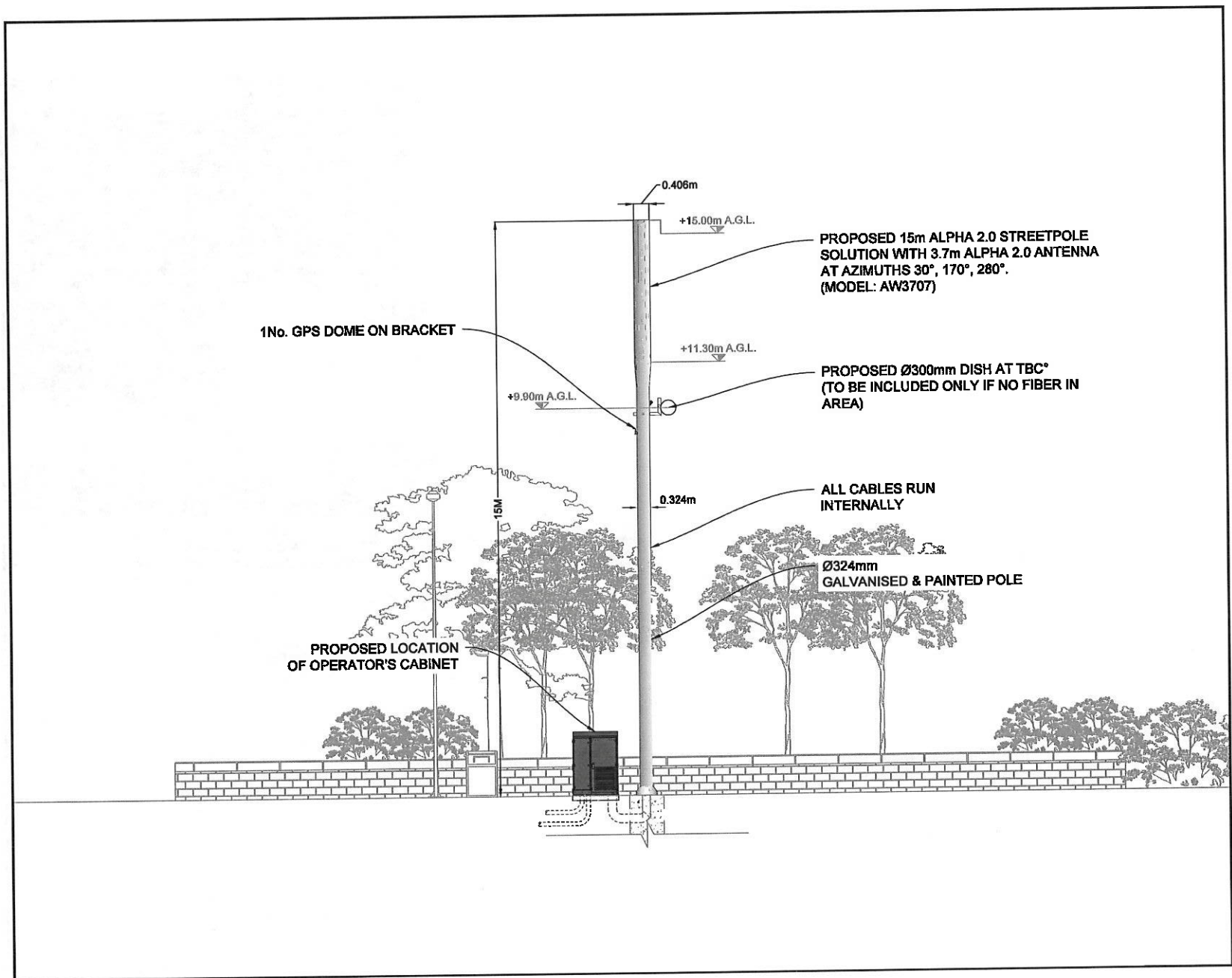
Title
**CELLNEX SMART STREETPOLE
 SITE LOCATION PLAN**

Designed [Redacted] Date 28.10.2021

Drawn [Redacted] Scale 1:1000 Rev. B

Dwg No. **DN_1602-102**

DWG LOCATION: [Redacted] USE ONLY FOR THE PROJECT AND NOT FOR REUSE IN OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF THE PROJECT MANAGER.



ELEVATION
SCALE 1:100

15m Alpha 2.0 STREETPOLE

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CONTRACTOR TO BE INFORMED IMMEDIATELY OF ANY CONSTRUCTION DEFECTS BEFORE PROCEED.

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B	UPDATED ADDRESS	28/10/11		
A	ISSUED FOR PLANNING	28/10/11		
No.	Revision	Date	By	Ckd

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PLANNING

Signal site ID: CIG-01157

Operator site ID: DN_1602

Site Name: **KILLINEY HILL**

Site Address: **PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
ELEVATION**

Designed: [Redacted] Date: 28.10.2011
Drawn: [Redacted] Scale: 1:100 Rev. B

Dwg No. **DN_1602-103A**

DWG LOCATION: [Redacted]



15m Alpha 2.0 STREETPOLE

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COMPLIANCE TO BE PROVIDED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

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B	UPDATED ADDRESS	28/1/21		
A	ISSUED FOR PLANNING	28/1/21		
No.	Revision	Date	By	Ctd

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PLANNING

Signal site ID: CIG-01157

Operator site ID: DN_1602

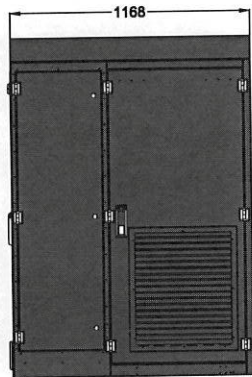
Site Name: KILLINEY HILL

Site Address: PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN

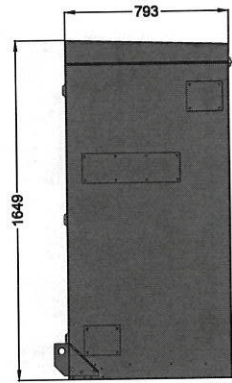
Title: CELLNEX SMART STREETPOLE
SCHEMATIC ELEVATION

Designed: [] Date: 26/03/21
Drawn: [] Scale: NTS Rev: B

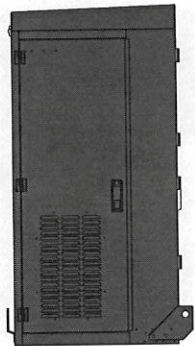
Dwg No. DN_1602-104
DWG LOCATION: []



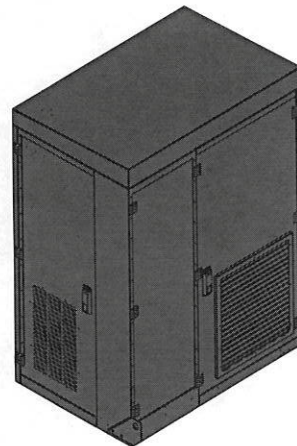
FRONT VIEW



R/H SIDE VIEW



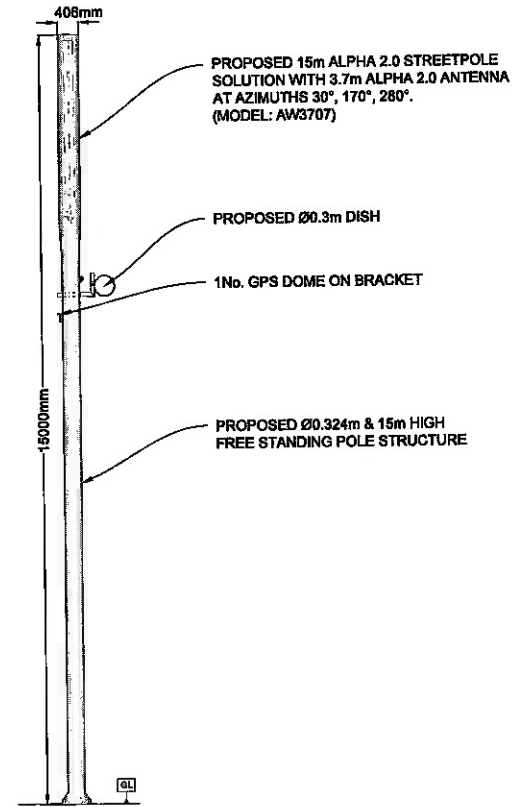
L/H SIDE VIEW



ISO. VIEW

CABINET DETAILS

SCALE 1:25



TYPICAL POLE

SCALE 1:100

15m Alpha 2.0 STREETPOLE

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NOT FOR CONSTRUCTION

B	UPDATED ADDRESS	28/10/21		
A	ISSUED FOR PLANNING	28/10/21		
No.	Revision	Date	By	Ckd

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PLANNING

Signal site ID CIG-01157

Operator site ID DN_1802

Site Name **KILLINEY HILL**

Site Address **PUBLIC FOOTPATH AT THE SEAFIELD RD JUNCTION WITH MILITARY RD KILLINEY, CO.DUBLIN**

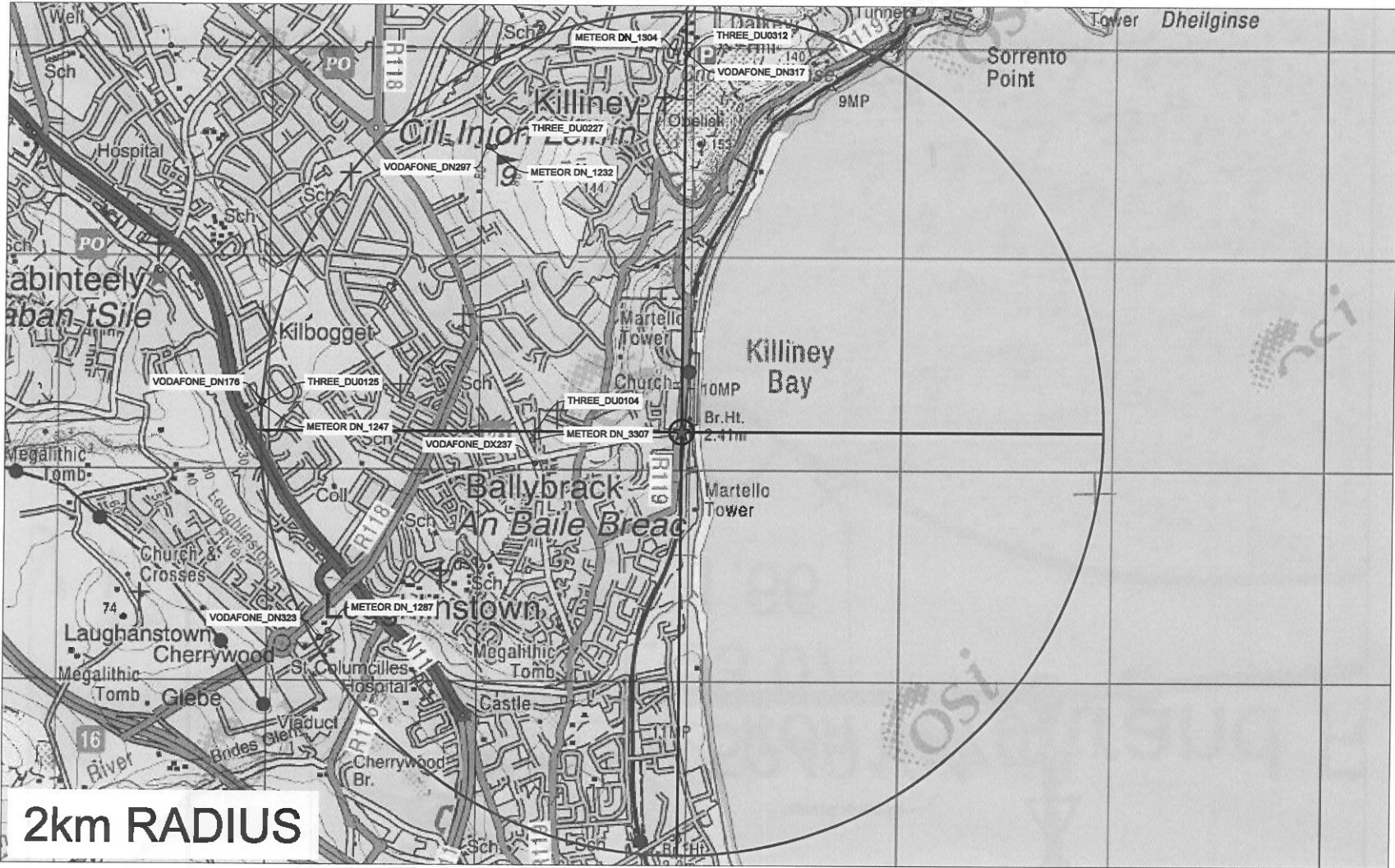
Title **CELLNEX SMART STREETPOLE STANDARD ELEVATION AND DETAILS**

Designed [Redacted] Date 26.10.2021
Drawn [Redacted] Scale A1 Rev. B

Dwg No. **DN_1802-105**

DWG LOCATION: [Redacted]

LEGEND:	
Search Ring Radius	○
Radius Area (2km)	○
Proposed Site SR- 0142	★
Existing Vodafone site shown thus	●
Existing EIR site shown thus	●
Existing H3Gi site shown thus	●



LOCATION MAP
SCALE 1:20,000

15m Alpha 2.0 STREETPOLE



B	UPDATED ADDRESS	201021		
A	ISSUED FOR PLANNING	201021		
No.	Revision	Date	By	Ckd

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PLANNING

Signal site ID: CIG_01157

Operator site ID: DN_1602

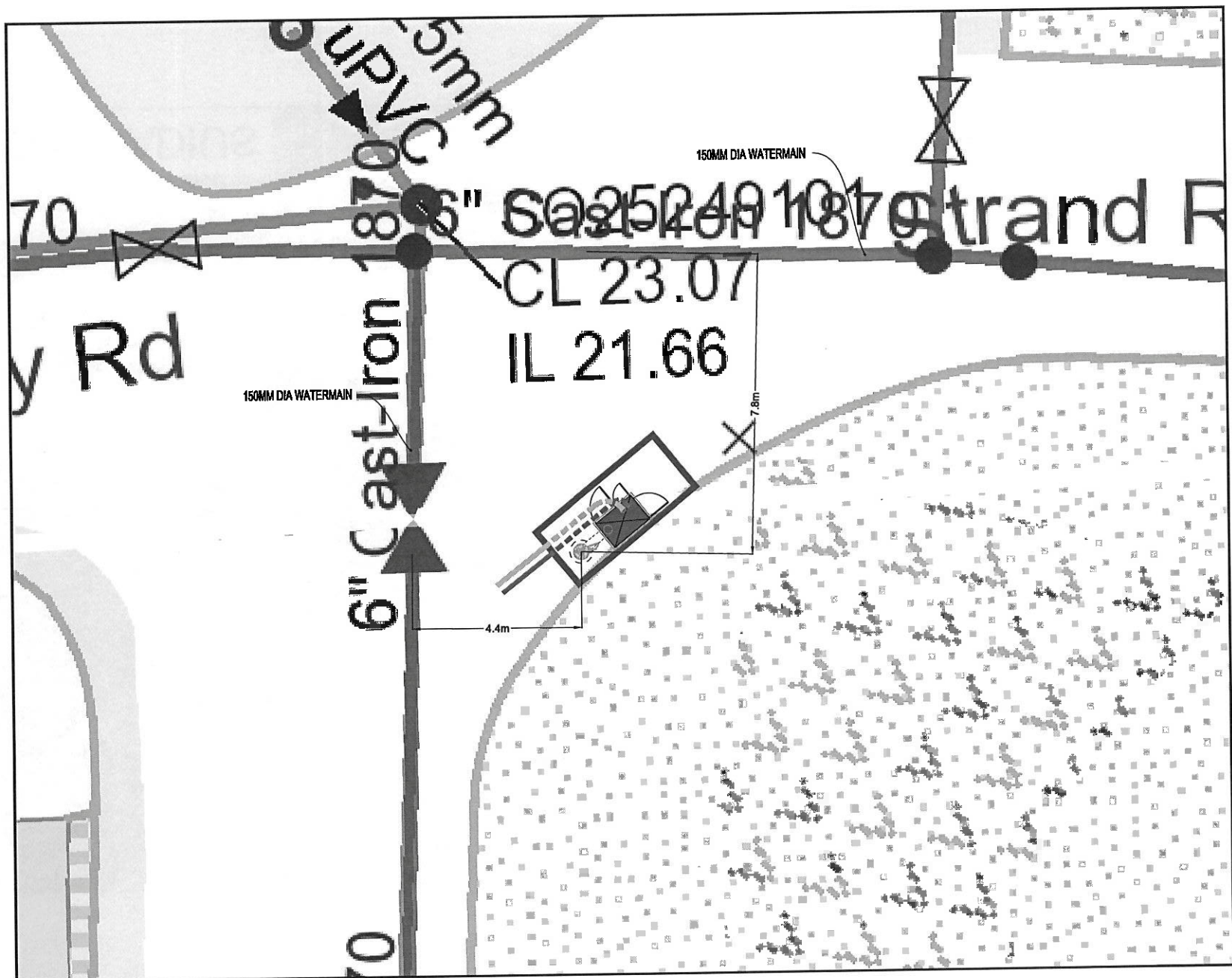
Site Name: **KILLINEY HILL**

Site Address: **PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
COMREG MAP**

Designed: [] Date: 27/02/2015
Drawn: [] Scale: 1:20,000 Rev: B

Dwg No. **DN_1602-107**



UNDERGROUND SERVICES
SCALE 1:100

15m Alpha 2.0 STREETPOLE

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A	ISSUED FOR PLANNING	28/1/01		
No.	Revision	Date	By	Ckd

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Email: info@jra.ie

Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

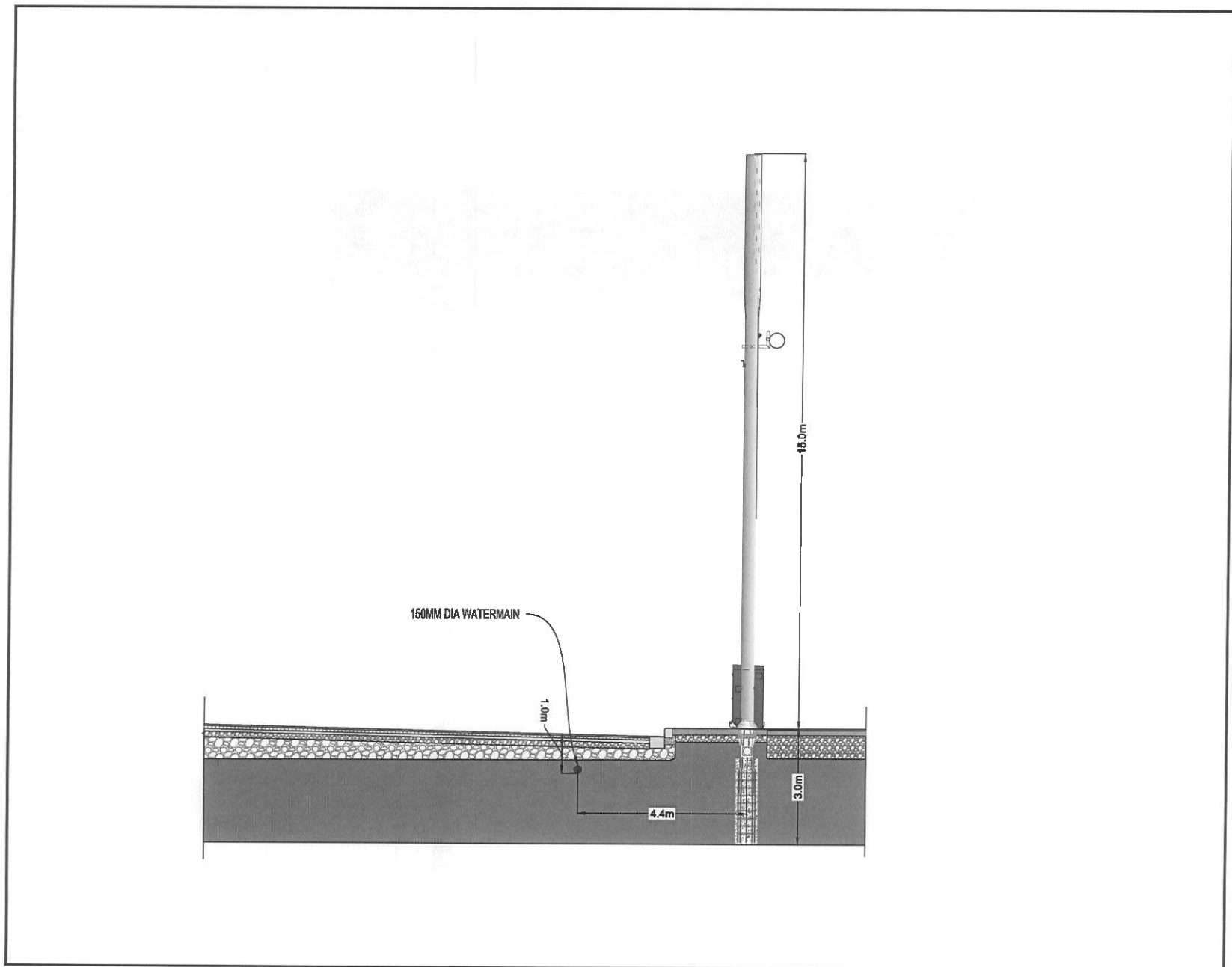
Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
SITE LAYOUT PLAN**

Designed		Date	27.5.2001
Drawn		Scale	1:100
		Rev.	B

Dwg No. DN_1602-500

Dwg location:



UNDERGROUND SERVICES

SCALE 1:100

15m Alpha 2.0 STREETPOLE

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

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B	UPDATED ADDRESS	201121		
A	ISSUED FOR PLANNING	201021		
No.	Revision	Date	By	Ckd

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Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
ELEVATIONS**

Designed [] Date 27.03.2011

Drawn [] Scale 1:100 Rev. B

Dwg No. DN_1602-501

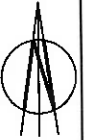
Dwg location:

15m Alpha 2.0 STREETPOLE

THIS DRAWING IS TO BE USED IN CONNECTION WITH ALL EXISTING & PROPOSED UNDERGROUND SERVICES ONLY AND IS SUBJECT TO ALL LOCAL AND NATIONAL REGULATIONS AND STANDARDS. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE DESIGNER.

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A	ISSUED FOR PLANNING	28/10/21		
No.	Revision	Date	By	Ckd

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Ph: 05788 61125
Email: info@jra.ie

Signal site ID: CIG_01157

Operator site ID: DN_1602

Site Name: **KILLINEY HILL**

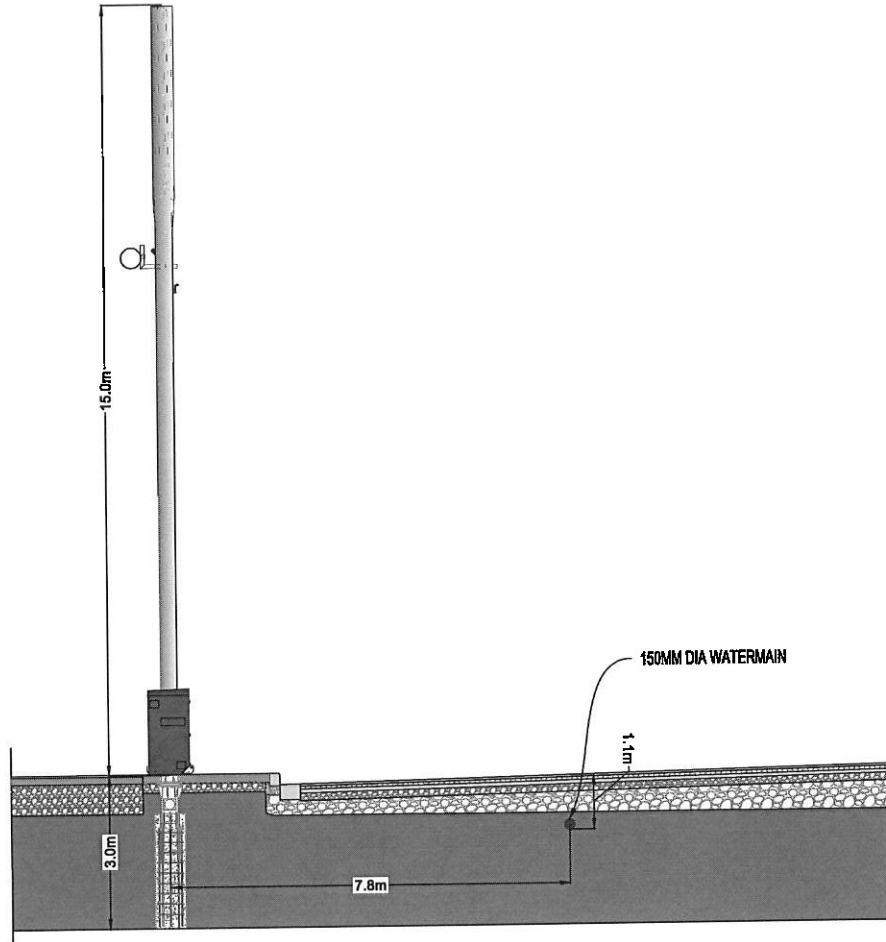
Site Address: **PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title: **SIGNAL SMART STREETPOLE
ELEVATIONS**

Designed: [Redacted] Date: 27.10.2021
Drawn: [Redacted] Scale: 1:100 Rev: B

Dwg No. **DN_1602-502**

Dwg location:



UNDERGROUND SERVICES

SCALE 1:100

15m Alpha 2.0 STREETPOLE

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 DRAWINGS PROVIDED HEREBY ARE ONLY INTENDED TO BE USED WITHIN A COMPLETE
 INFORMATION SET OF A "SMART STREET" - I&D

COMPLIANCE TO BE INFORMED MANUFACTURER OF ANY COMPONENTS BEFORE WORK
 PROCEEDS.

NOT FOR CONSTRUCTION

VISUAL REFERENCE POINTS

DWG NO.	LOCATION	COORDINATES (ITM)	DISTANCE	BEARING	VISIBILITY
1	SEAFIELD ROAD 1	717729.3101, 728888.0114	111M	187°	Pole visible.
2	SEAFIELD ROAD 2	717710.3494, 728958.0483	57M	182°	Pole visible.
3	MILITARY ROAD 1	717706.6119, 728974.3454	94M	269°	Pole and cabinet visible.
4	STATION ROAD 1	717696.5467, 729014.2973	78M	12°	Pole and cabinet visible.
5	STATION ROAD 2	717691.1601, 729037.3568	30M	23°	Pole and cabinet visible.

B	UPDATED ADDRESS	20/1/2011		
A	ISSUED FOR PLANNING	20/02/11		
No.	Revision	Date	By	Ckd

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Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
 JUNCTION WITH MILITARY RD
 KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
 VRP INFORMATION**

Designed	Date 25.10.2011
Drawn	Scale N/A Rev. B

Dwg No. DN_1602-VRP INFORMATION

Dwg location: [Small text]



15m Alpha 2.0 STREETPOLE

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B	UPDATED ADDRESS	28/1/01		
A	ISSUED FOR PLANNING	28/1/01		
No.	Revision	Date	By	Ckd

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Signal site ID CIG_01167

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
VRP INFORMATION**

Designed [] Date 28.12.2011

Drawn [] Scale N/A Rev. B

Dwg No. **DN_1602-VRP INFORMATION**

Dwg Location: []



VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

15m Alpha 2.0 STREETPOLE

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A	ISSUED FOR PLANNING	20/10/21		
No.	Revision	Date	By	Chk'd

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Email: info@jra.ie

Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
VRP 1**

Designed [] Date 26.06.2021

Drawn [] Scale N/A Rev. B

Dwg No. DN_1602-121

Dwg location: 2021_06/26/21/121_1602-121.dwg



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

15m Alpha 2.0 STREETPOLE

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NOT FOR CONSTRUCTION

B	UPDATED ADDRESS	20/11/2021		
A	RENDER FOR PLANNING	20/10/21		
No.	Revision	Date	By	Ckd

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Signal site ID CIG_01157

Operator site ID DN_1602

Site Name **KILLINEY HILL**

Site Address **PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title **SIGNAL SMART STREETPOLE
VRP 2**

Designed [] Date 20.10.2021

Drawn [] Scale M Rev. B

Dwg No. **DN_1602-122**

Dwg location: []



VRPs - WITHOUT SOLUTION IN PLACE



VRPs - WITH SOLUTION IN PLACE

15m Alpha 2.0 STREETPOLE

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

NOT FOR CONSTRUCTION

B	UPDATED ADDRESS	23/11/21		
A	ISSUED FOR PLANNING	20/01/21		
No.	Revision	Date	By	Chd

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Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN

Title
CIGNAL SMART STREETPOLE
VRP 3

Designed [redacted] Date 28.10.2021

Drawn [redacted] Scale NA Rev. B

Dwg No. DN_1602-123

Dwg location: [redacted]



VRP4 - WITHOUT SOLUTION IN PLACE



VRP4 - WITH SOLUTION IN PLACE

15m Alpha 2.0 STREETPOLE

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B	UPDATED ADDRESS	28/1/21		
A	ISSUED FOR PLANNING	28/10/21		
No.	Revision	Date	By	Ckd

DELMEC

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Jason Redmond & Associates Consulting Engineers

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Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO. DUBLIN

Title
CIGNAL SMART STREETPOLE
VRP 4

Designed [] Date 28/10/21
Drawn [] Scale M Rev. B

Dwg No. DN_1602-124

Dwg location: []



VRP5 - WITHOUT SOLUTION IN PLACE



VRP5 - WITH SOLUTION IN PLACE

15m Alpha 2.0 STREETPOLE

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A	ISSUED FOR PLANNING	2011021		
No.	Revision	Date	By	Chd

DELMEC

20 Barrowside Business Park, Sleaty Road,
Graiguenalen, Carlow, R59 E3W7,
Rep. of Ireland.

cellnex

driving telecom connectivity

Signal Infrastructure Ltd.
Suite 311, O House, 78 Puzos Road,
Sandyford Industrial Estate, Dublin 18,
D18 YV50, IRELAND.

Jason Redmond & Associates Consulting Engineers

Civil Structural
Project Management
5 Llanect Court, Pottsville,
Co. Louth.
PH: 05788 81155
Email: info@jrassoc.ie

Signal site ID CIG_01157

Operator site ID DN_1602

Site Name
KILLINEY HILL

Site Address
**PUBLIC FOOTPATH AT THE SEAFIELD RD
JUNCTION WITH MILITARY RD
KILLINEY, CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
VRP 5**

Designed: [] Date: 28.10.2021

Drawn: [] Scale: N/A Rev: B

Dwg No. DN_1602-125

Dwg location: []

Date: 10/03/2022

Jason Redmond & Associates Consulting Engineers
5 Lismard Court,
Portlaoise,
Co. Laois
R32 NH2H

Re: Section 254 Application- Proposed Telecommunications Streetworks Solution

Date Received: 12/11/2021

Applicant: Cignal Infrastructure Ltd.,
Suite 309, Q House,
76 Furze Road,
Sandyford Industrial Estate,
Dublin 18.

Site Name: Killiney Hill

Location: Seafield Road Junction with Military Road, Killiney, Co. Dublin

dlr Application Reference: CTT.21.031 – Killiney Hill.

Dear Sir/Madam,

I am writing to you in response to the application made on behalf of Cignal Infrastructure Ltd under the provisions of Section 254 of the Planning and Development Act, 2000 (as amended) for the installation of communications infrastructure under licence from Dun Laoghaire Rathdown County Council at Seafield Road junction with Military Road, Killiney, Co. Dublin.

Dun Laoghaire Rathdown County Council have reviewed the application and wish to advise that the license request has been refused.

The Traffic section have reviewed the application and advised they object to the location of the tower and cabinet as its location hinders the use of the footpath at this point. The mast and cabinet will also hinder sight lines for drivers on Military Road looking left onto Seafield Road.

Furthermore, the Planning Department has Objections, under items A and B of subsection 254(5) of the Planning and Development Act 2000, as amended, to issuing the required license under Section 254(ee) of the Act, revised by S.I. No.391 of the 2016 European Union Regulations 2016.

Please find accompanying memo's from the Traffic and planning departments which detail the reasons for refusal".

Yours faithfully,

J Finnerty
Jennifer Finnerty,
Assistant Staff Officer
Roads Maintenance

