

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

Date: 10th August 2023
Re: Section 254 Application- Proposed Telecommunications Streetworks Solution
Applicant: Cignal Infrastructure Ltd., Suite 309, Q House, 76 Furze Road, Sandyford Industrial Estate, Dublin 18.
Site Name: Cornelscourt N11
Location: Grass verge along N11, Cabinteely, Dublin

Dear Sir/Madam,

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

Background

The applicant, Cignal is a company of Cellnex, which is a European Telecommunications infrastructure provider. Cignal are a registered Infrastructure Provider for the Communications Industry with over 1800 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.

The Requirement

Working closely with mobile network Licenced Operator Three, 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 18m high Smart Streetpole Solution in the specified location. See below a photograph of a similar Smart Streetpole and cabinet installed in the N11 in July 2021. This was installed under a Section 254 Licence granted by DLR Co Co.



Fig 1. Existing Smart Streetpole Solution as erected along the N11, Cabinteely, Co. Dublin

The street pole has an approx. diameter of 324mm and will be galvanised and painted in finish up to 16.0m in height. Above the 16.0m height, an antenna, approx. diameter of 940mm, will be mounted to a finishing height of up to 18m.

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

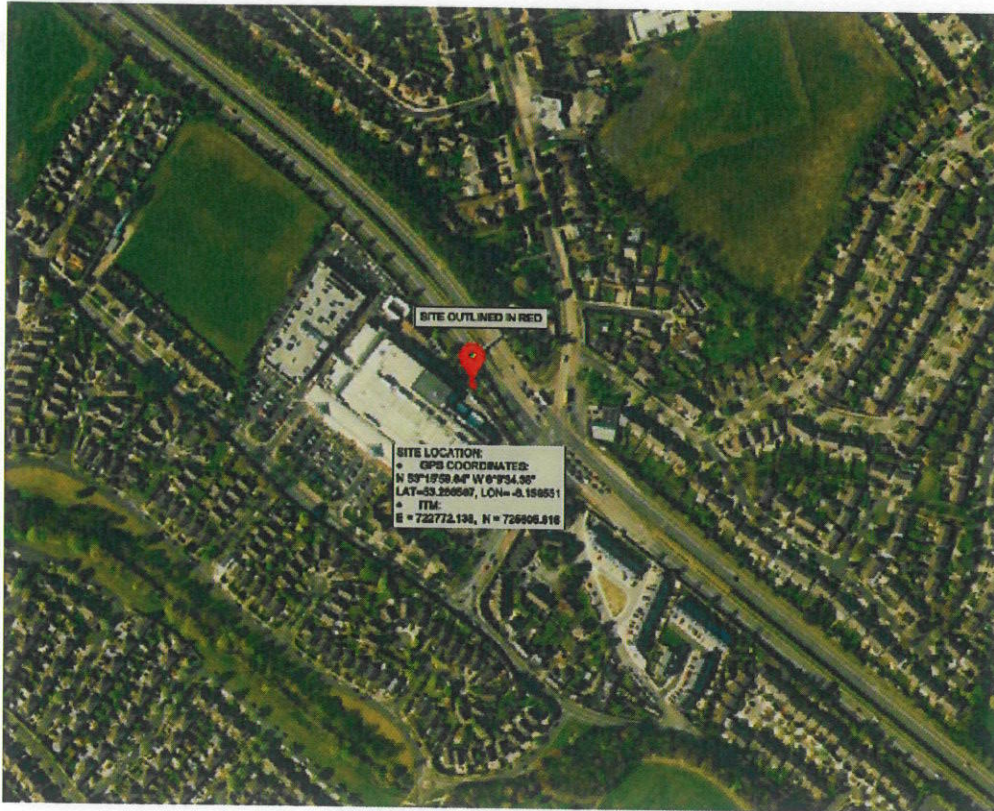


Fig 2. Aerial View Site Location

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

- Planning Report by Jason Redmond and Associates
- Sepa Transfer Confirmation of payment
- Licence Application Drawings
- Com Reg Map
- Visual Impact Assessment Photomontages
- Services Drawings
- Signal Com Reg Authorization
- Certificate of Insurance

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

Yours Sincerely,

Chartered Engineer



Streetworks Solution

LICENCE APPLICATION PURSUANT TO SECTION 254 (ee) OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

Licence Application Under Section 254 (ee) of the Planning & Development Act 2000 (as amended) for Telecommunications Infrastructure at a **public grass verge along the N11, Cabinteely, Co. Dublin** whereby the said provision provides that a Local Authority can issue a licence for over ground electronic communications infrastructure and any associated physical infrastructure, subject to proper planning and development considerations.

Applicant Name: Signal Infrastructure Ltd.,

Applicant Address: Suite 311, Q House, 76 Furze Road, Sandyford Industrial Estate, Dublin 18, D18 YV50.

Agent Address: Jason Redmond & Associates, 5 Lismard, Portlaoise, Co. Laois, R32 NH2H.

Date of Licence Application: 10th August 2023

Applicable Fee Attached: €125.00

(Please address all correspondence to Agent as per above address)



1. Introduction to Signal

The applicant, Signal 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. Signal was purchased by Cellnex in September 2019. Signal 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 C1800 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 mobile and mobile broadband coverage 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 Signal 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.

2. Location and Descriptions

2.1 Location

The proposed site is located along a grass verge on the south side of the N11. Please refer to the site location map submitted with the application.

2.2 Description

The site is located along a grass verge on the south side of the N11.



Fig No.1 Photograph of subject site (approx..) taken from Google Maps

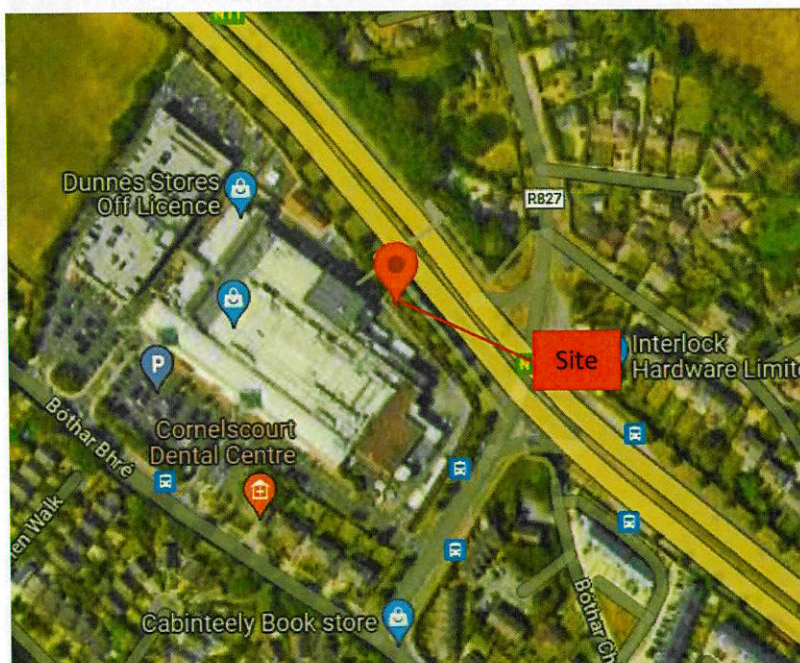


Fig No.2 Aerial photograph with approximate location of site indicated

2.3 Ownership

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

2.4 Adjoining Land Uses

There is a public footpath to the north, south, and west of the site and a grass verge and the N11 to the east of the site. Further west of the site is the Cornelscourt Shopping Centre.

There are numerous tall lamp standards, trees, and existing communication poles in the area, one of which will be replaced by the proposed development. There is also a large pedestrian overpass crossing the N11.

3. Proposed Development

3.1 Description

The proposal consists of a 18m lollipop streetpole, with 2m hexaband antenna at azimuths TBC° & 1no. \varnothing 300mm dish at azimuth TBC° (to be included only if no fibre infrastructure in area), along with ancillary cabinet (1.652m high x 1.898m wide x 0.798m 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. 200 metres in diameter. 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.

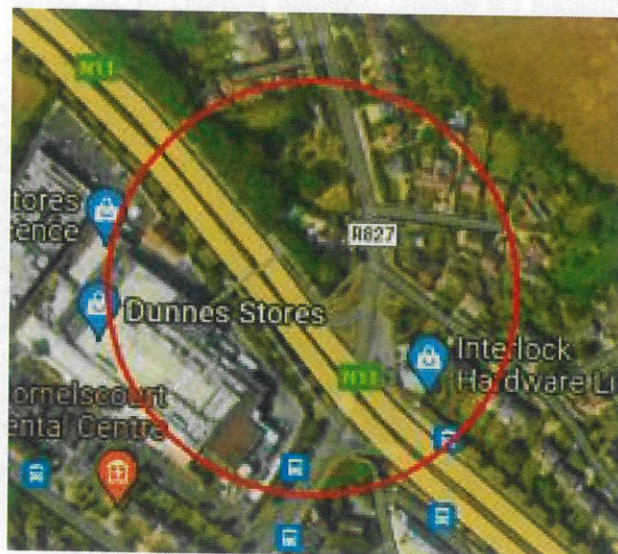


Fig No.3 200m Search Ring for subject site.

Signal have prepared a Street Works Site Justification Form and examined other locations within the Search Ring and why they are not suitable/feasible.

Reasons why candidate location was chosen:

The location along the N11 was chosen because of the following:

1. It is within the search ring.
2. There is adequate space to locate a street works solution and cabinet.
3. The proposed street works will blend in with the existing environment.
4. The location will not interfere with existing services or the public footpath.

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

Three are upgrading the network in Dublin to provide customers with good quality voice and high-speed data services. This area is known for very poor 4G coverage and for poor throughput speeds on the Three Network. The new site offers a significant improvement to 4G coverage in the area which in turn will assist in improving data speeds for H3G customers in the local area.

To meet customer demands, a new site at this location is required to provide indoor service to the residents of this area and surrounding environs. The proposed installation will form part of an established telecommunications network system that has been carefully chosen to ensure performance levels are maintained. The site is considered the best possible solution to meet both the existing and future demands of its customers in this area. Failure to progress this installation in its proposed location will impact service in the area as demonstrated in the plots provided. This will have a negative impact by leaving customers around Cabinteely and its environs without acceptable service provision.

3.2.2 Coverage Map

Figure 4 below demonstrate the existing coverage provided by the communication pole that is to be replaced.

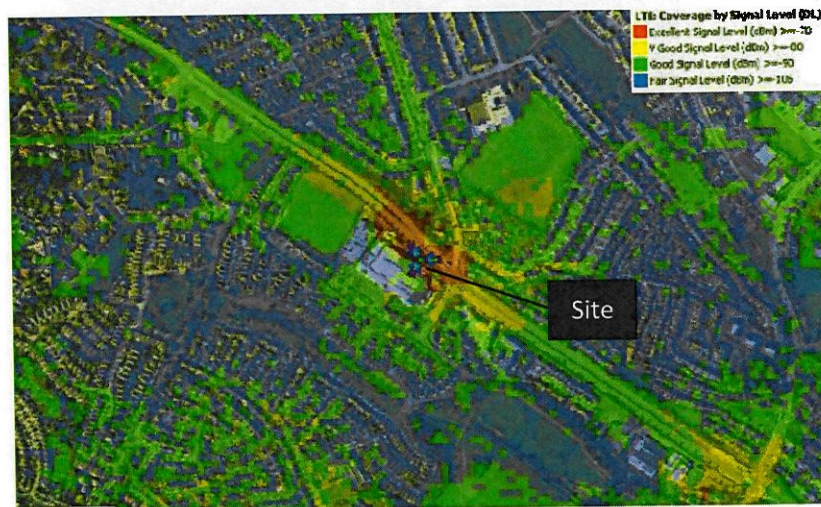


Figure 4: EXISTING THREE COVERAGE

Figure 5 demonstrates the improved in coverage levels, which will result if the proposed LA is granted. This represents a substantial increase in coverage service levels over and beyond the current coverage situation in this area.

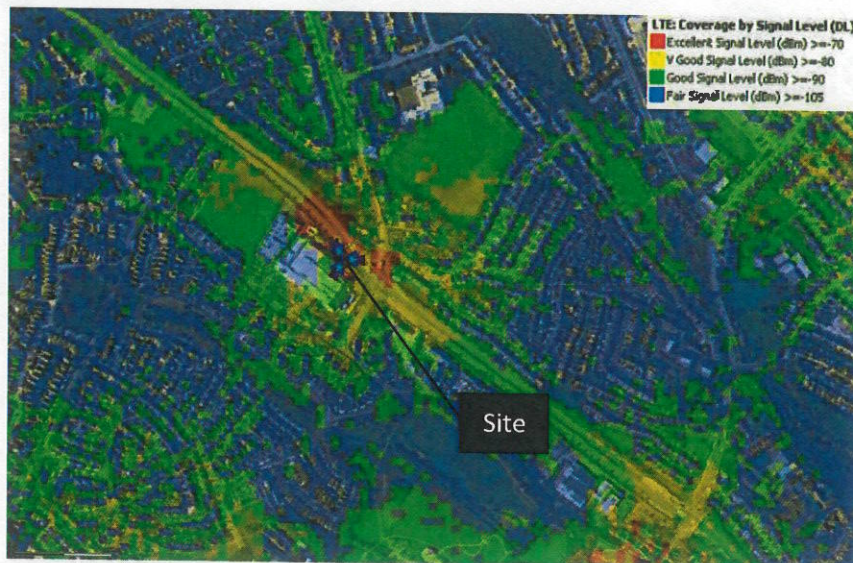


Figure 5a: PROPOSED THREE COVERAGE

3.2.3 Comreg Map/Policy

The following map sets out the Comreg Sites in this area (Figure 6). Please refer to <https://siteviewer.comreg.ie/#explore>

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

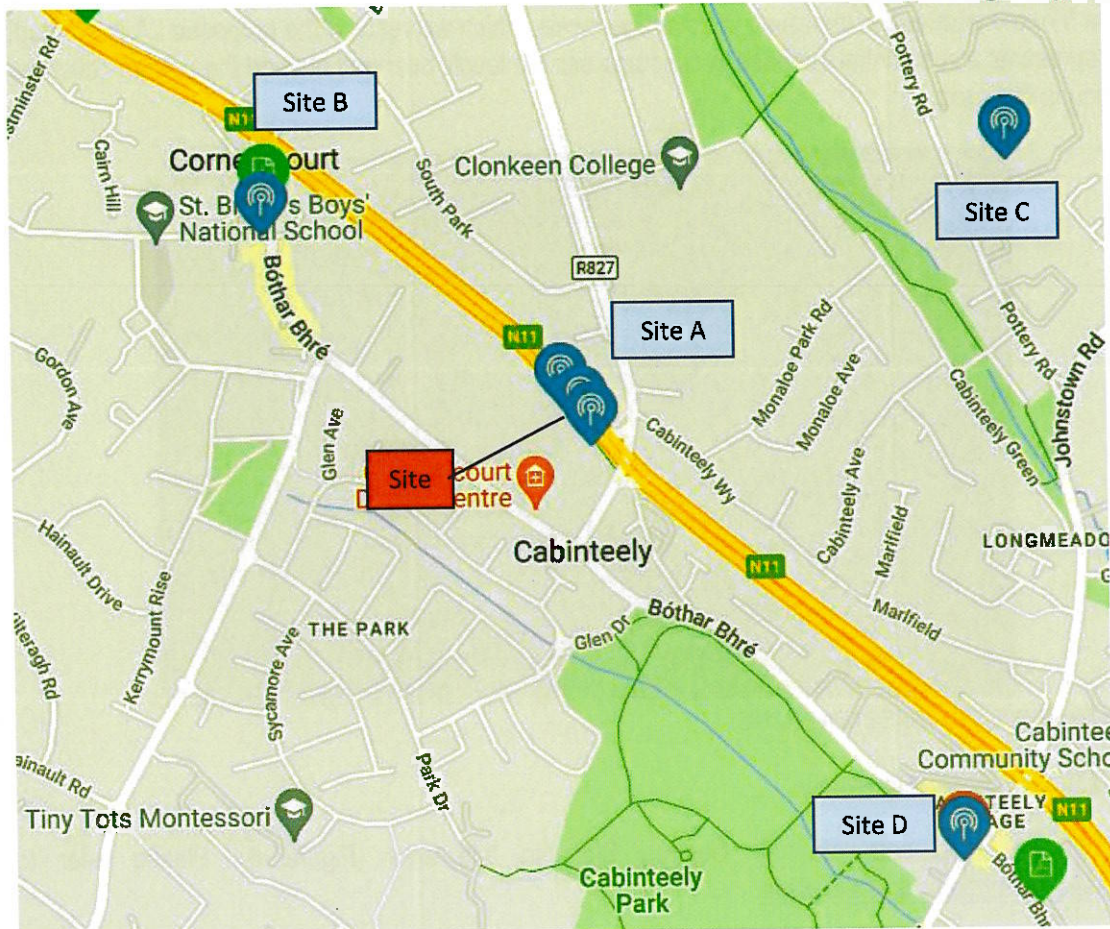


Figure 6: Comreg Map of Sites in General Area

3.2.4 Alternative Existing Sites

Please refer to the above Comreg Map (Fig No.6) in association with the following Table, which set out the other relevant Infrastructure in the subject general area of the Cabinteely environs. It must be noted that a majority of the existing sites are situated outside of the required search ring, which has a diameter of c.200 metres. The three sites within the search ring, including the one that is to be replaced by the proposed development, are all single operator solutions that cannot be upgraded.

Signal Infrastructure has exhausted all other options in the area for alternative sites. The surrounding area is predominately residential developments that would not be suitable to house telecommunication facilities. However, in the interest of demonstrating the other site in the broader area for assessment purposes by the planning authority, we provide an analysis of other site in the vicinity of the site below.

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

The following table indicates the established site closest to the subject site and presents associated 'Discounted Reasons' why it is deemed unsuitable:

Site:	Name of Site (Comreg):	Approx. Distance from Site:	Details/Discounted Reason(s):
A	Vodafone DN236 Three DU1191 Meteor DN_1790	7m	All of these sites are single operator solutions that cannot be upgraded. The proposed development will be replacing the DU1191 infrastructure.
B	Meteor DN_1223	565m	This site is too far from the target area, and as such, cannot provide adequate services to all of the target areas.
C	Vodafone DX174	723m	This site is too far from the target area, and as such, cannot provide adequate services to all of the target areas.
D	THREE_DU0943 Meteor DN_1340 Vodafone DN286	875m	This site is too far from the target area, and as such, cannot provide adequate services to all of the target areas. Three is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.

4. Planning Context

4.1 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'.

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'.

[Underline for writer's emphasis]

4.2 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 Pleanála* 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).

4.3 Spirit of the Legislation

Planning Authorities, *An Bord Pleanála* 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*'¹. 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.

4.4 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,]

¹ *Report of the Mobile Phone and Broadband Taskforce, Terms of Reference, Pg. 60.*

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.

4.5 Licence History & Precedent

4.5.1 Previous Licence Application on Subject Site

A Section 254 Licence was granted in July 2021 (CRM228796) to the applicant for a similar solution in the subject local area. The licence was for a single operator, Eir solution approximately 28m to the south east of the proposed development. Due to limitations in available technology, it is not possible to co-locate on this existing structure.

4.5.2 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,
ABP: PL 306440-20,
ABP: PL 306033 – 05E.

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

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

We also refer the Council to a recent decision by An Bord Pleanála dated 6th December 2021 (ABP PL 310601-21) concerning a proposed for a 18m high streetpole solution to address identified mobile and mobile broadband coverage blackspots at Blakestown Road, Mulhuddart, Dublin (Reg. Ref. S254W/01/21).

Fingal County Council refused permission on account of the fact that the nature and height of the communication infrastructure, residential zoning of the site its proximity to existing residential properties, it was considered that the proposed mast will damage the visual and residential amenity of the area, be contrary to the objectives of the Fingal County Council Development Plan 2017-2023 and be contrary to the proper planning and sustainable development of the area.

The Board however granted permission for a conditional 5-year licence.

The An Bord Pleanála Inspector noted that:

- “Although the pole would be clearly visible and physically prominent within the streetscape by virtue of its height, the monopole design is slender in nature and similar to standard utility installations found in urban environments.”
- “Whilst the pole is significant in height, I am satisfied that it would not result in any notable reduction in the visual amenity of the area given its location adjacent to a public road and on the outskirts of an urban village where similar type infrastructure is not uncommon.”
- “...Subject to compliance with the conditions set out below, the proposed development would be consistent with the relevant provisions of the Fingal County Development Plan 2017-2023, would not be seriously injurious to the amenities of the area or residential amenity in the vicinity, would not interfere with the convenience and safety of road users including pedestrians and would be in accordance with the proper planning and sustainable development of the area.”

4.6 Street Works in Northern Ireland, the UK and 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 DCCAIE (see www.dccae.ie) demonstrates various examples of such structures similar to the structure proposed herewith.

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

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

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

Figure 7. Guidance on potential location of overground telecommunications infrastructure on public roads.

In general, the height of telecommunications infrastructure is determined by the network requirements. 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.

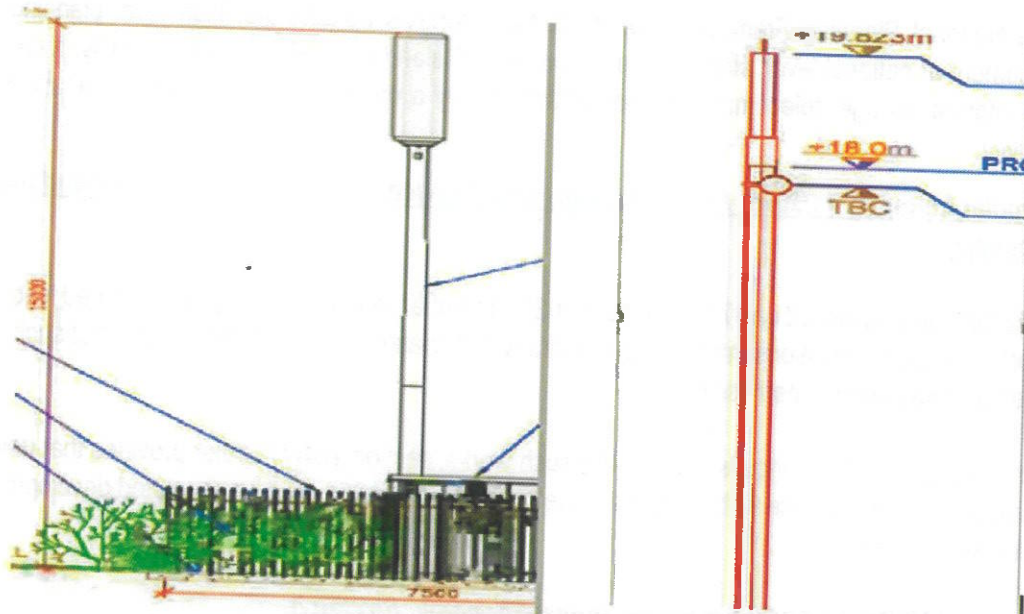


Figure 8. Image 5 Examples of small and medium size Single Operator Sites Extracted from the Green Book Appendix A.

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

4.7 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.

4.7.1 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.*
- *Circular Letter PL 11/2020 issued by the Department of Housing, Local Government and Heritage (copy attached)*
- *The 'Green Book': Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads (April 2015), Published by The Dept of DCCAE (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).*

4.7.2 Planning Policy

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.

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.

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.*

Dún Laoghaire-Rathdown County Development Plan, 2022-2028

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

12.9.8 Telecommunications

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

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

*On a map the location of all existing telecommunications structures within a **1km radius** of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the 'Code of Practice on Sharing of Radio Sites', issued by the Commission for Communications Regulation.*

To what degree the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area - e.g., visual impacts of masts and associated equipment cabinets, security fencing treatment etc. – and the potential for mitigating visual impacts including low and mid – level landscape screening, tree-type masts being provided where appropriate, colouring, or painting of masts and antennae, and considered access arrangements.

Any impacts on rights-of-way and walking.

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

All of these issues have been addressed in this report.

4.8 Site Designations (Zoning, Scenic Routes, Landscape Sensitivity etc.)

Zoning

The subject site is **not zoned** as public roads are not zoned in the development plan maps. The lands to the south of the proposed development are zoned Objective DC.

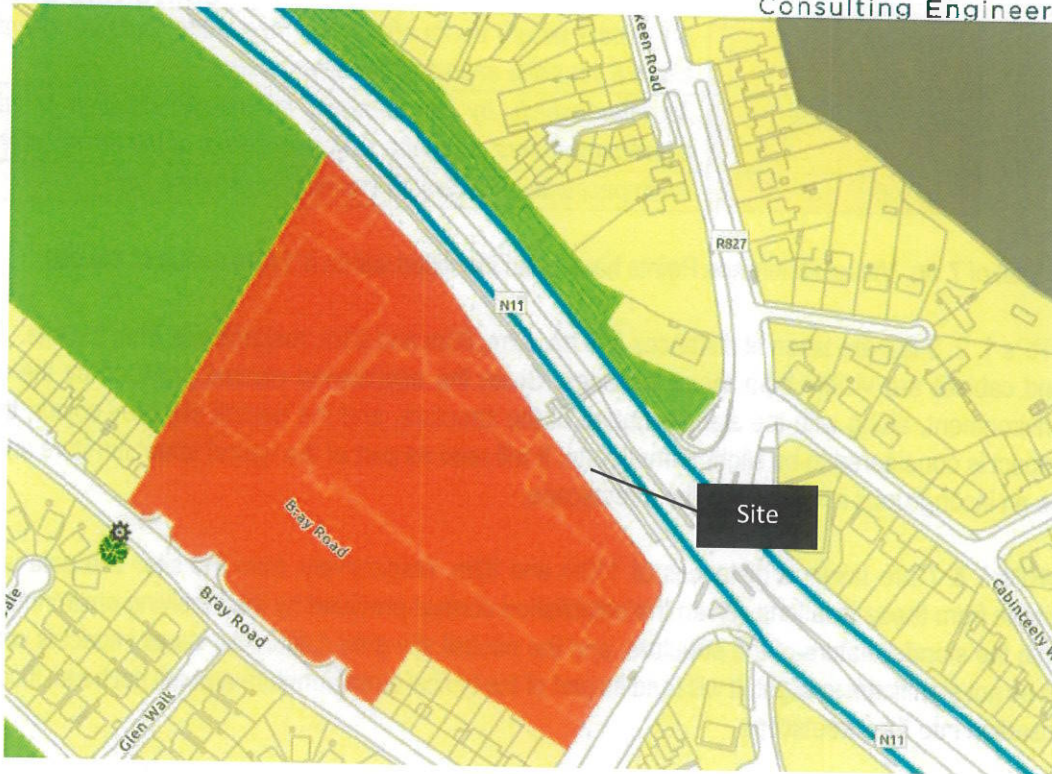


Fig No.9 Extract from Dún Laoghaire-Rathdown Development Plan 2022-2028 zoning map

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.

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

5. Visual Impact Assessment

Please see the Photomontage with before and after images included in the lodgement of this application.

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>

Significant	<i>An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment</i>
Very Significant	<i>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment</i>
Profound	<i>An impact which obliterates sensitive characteristics</i>

A total of 7 no. Visual Reference Points have been identified within a 116m radius of the site.

VRPs 1, 2, 3 & 4 are taken at distances of 51m, 82m, 85m and 91m, respectively, from the site. The pole and cabinet are visible from these locations. Given the established context provided by the receiving environment, along with the slender nature of the structure, and the neutral sky grey colour, the visual impact is considered to be slight to moderate. It will read as part of the typical street furniture and will not be an incongruous insertion into the streetscape.

VRPs 5 & 7 are taken at distances of 110m and 82m, respectively, from the site. The pole is partially visible from these locations. Given the established context provided by the receiving environment, along with the slender nature of the structure, and the neutral sky grey colour, the visual impact is considered to be not significant to slight. It will read as part of the typical street furniture and will not be an incongruous insertion into the streetscape.

There is no view of the proposed solution from VRP 6.

VIA Conclusion

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

Established street lighting, overpasses, trees and communication poles backdrop development have the effect of absorbing the proposed structure from 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, 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 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.

6. Appropriate Assessment Screening

6.1 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.

7. ICNIRP Compliance

7.1 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.

8. Conclusion

It is respectfully submitted that the proposed street work solution accords with pattern and character of the public realm in this area of Cabinteely.

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

It is respectfully submitted that policy cited under the Dún Laoghaire-Rathdown County Council Development Plan 2022-2028, 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 Dún Laoghaire-Rathdown County Council Development Plan 2022-2028 clearly recognises the importance of the development of a high-quality telecommunications network.

The proposed 18 metre pole solution will provide for optimum coverage for the proposed replacement solution. 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 proposed site, positioned on the grass verge, to the back of the public footpath with substantial room between the proposed solution and the existing road edge, means that it is highly unlikely that it would ever be required to facilitate a cycle route.

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 recently adopted Regional Policy (EMRA RSES).

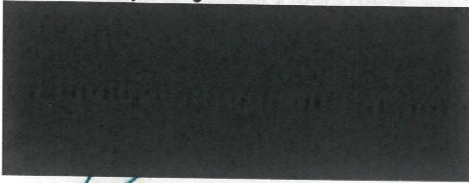
The planning authority is respectfully requested to consider the necessity for this infrastructure, which the market would not require if there was not a demand for same. The planning authority is also requested to consider the meticulous site selection process undertaken, which has to satisfy the criteria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

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

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

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



Chartered Engineer

CERTIFICATE OF INSURANCE

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

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

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

Additional Insured:

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

Master Policy No.: XXXXXXXXXX

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

Coverages and Limit guaranteed in the policy:

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

Deductibles:

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

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

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

Without prejudice to the agreements in this certificate and in the insurance policy, no insurer shall grant cover, undertake payments, render services or grant the condition as a beneficiary, to any insured or third party 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





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 Iocht, 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

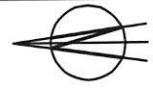
Block DEF, Abbey Court, Irish Life Centre, Lower Abbey St, Dublin 1
Bloc DEF, Cúirt na Mainistreach, Ionad Irish Life, Sraid Na Mainistreach Iocht, Baile Atha Cliath 1
Telephone +353 1 804 9600 Fax +353 1 804 9665 Email info@comreg.ie Web www.comreg.ie

18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

- Client / Owner:** CELNEX
Project Name: CELNEX SMART STREETPOLE
Site Address: PUBLIC GRASS VERGE, N1, CABINTEELY, CO. DUBLIN
Scale: 1:1000
Drawn: [Name]
Checked: [Name]
Date: 10/24/2024



No.	Revision	Date	By	Clad
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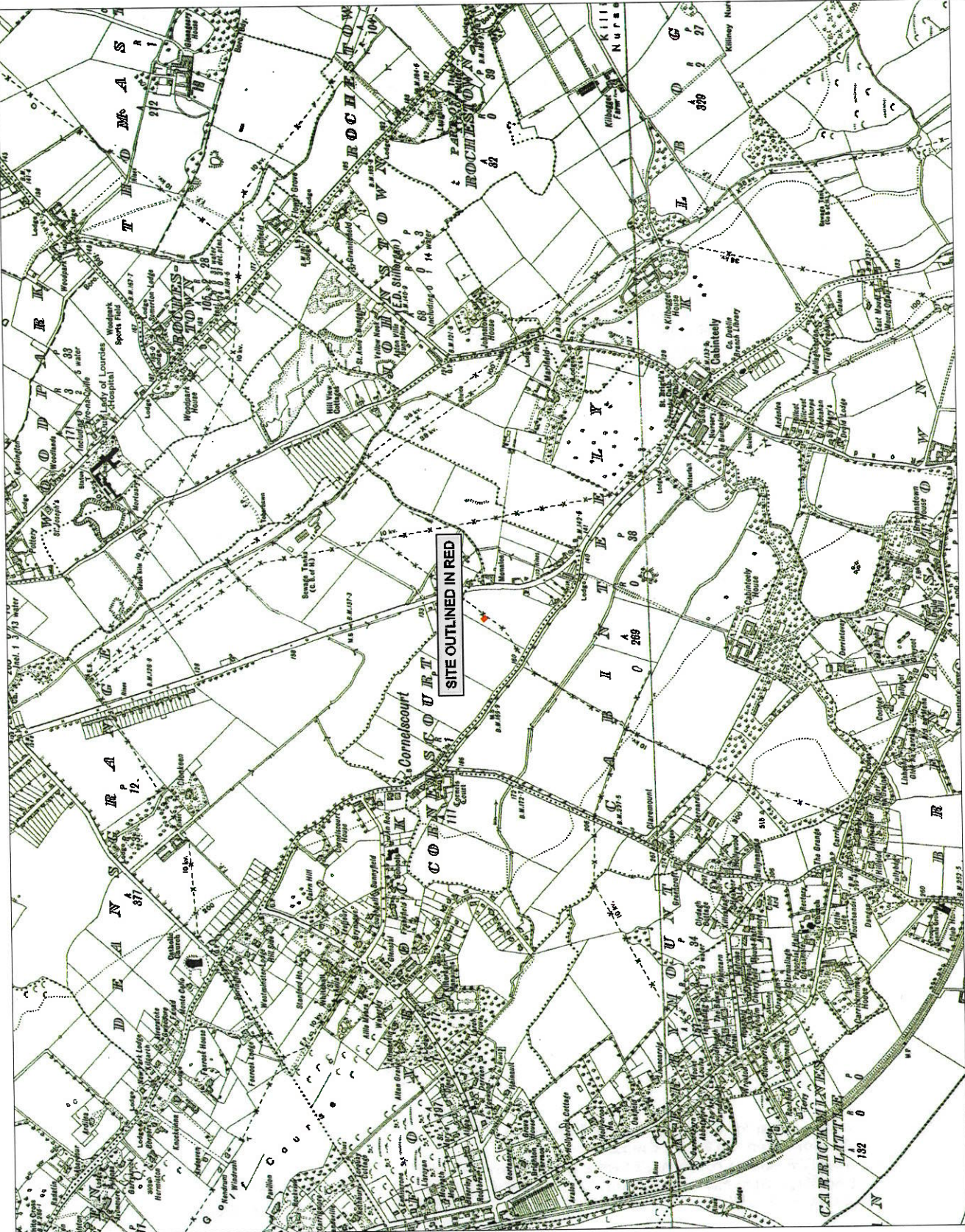
DELMEC
 10 Barrow Road, Dublin 15, Ireland
 T: +353 1 836 6666

celnexus
 driving Ireland's connectivity
 3rd Floor, 78 Fazio Road,
 Santry Industrial Estate, Dublin 15,
 D15 Y0S0, IRELAND.

JRA
 Consulting Engineers
 100 South Circular Road, Dublin 8
 T: +353 1 494 2121

PLANNING

Client Ref No	CG-03886
Operator Site ID	DUT191
Site Name	CORNELSCOURT N1
Site Address	PUBLIC GRASS VERGE, N1, CABINTEELY, CO. DUBLIN
Title	CELNEX SMART STREETPOLE SITE LOCATION MAP
Drawn	Date: 10/24/24
Checked	Scale: 1:1000
Drawn No.	CG-03886-100
Checked No.	Rev. A



SITE OUTLINED IN RED

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18m Lollipop Streetpole

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A	REVISION	DATE	BY	CHKD
1	ISSUED			

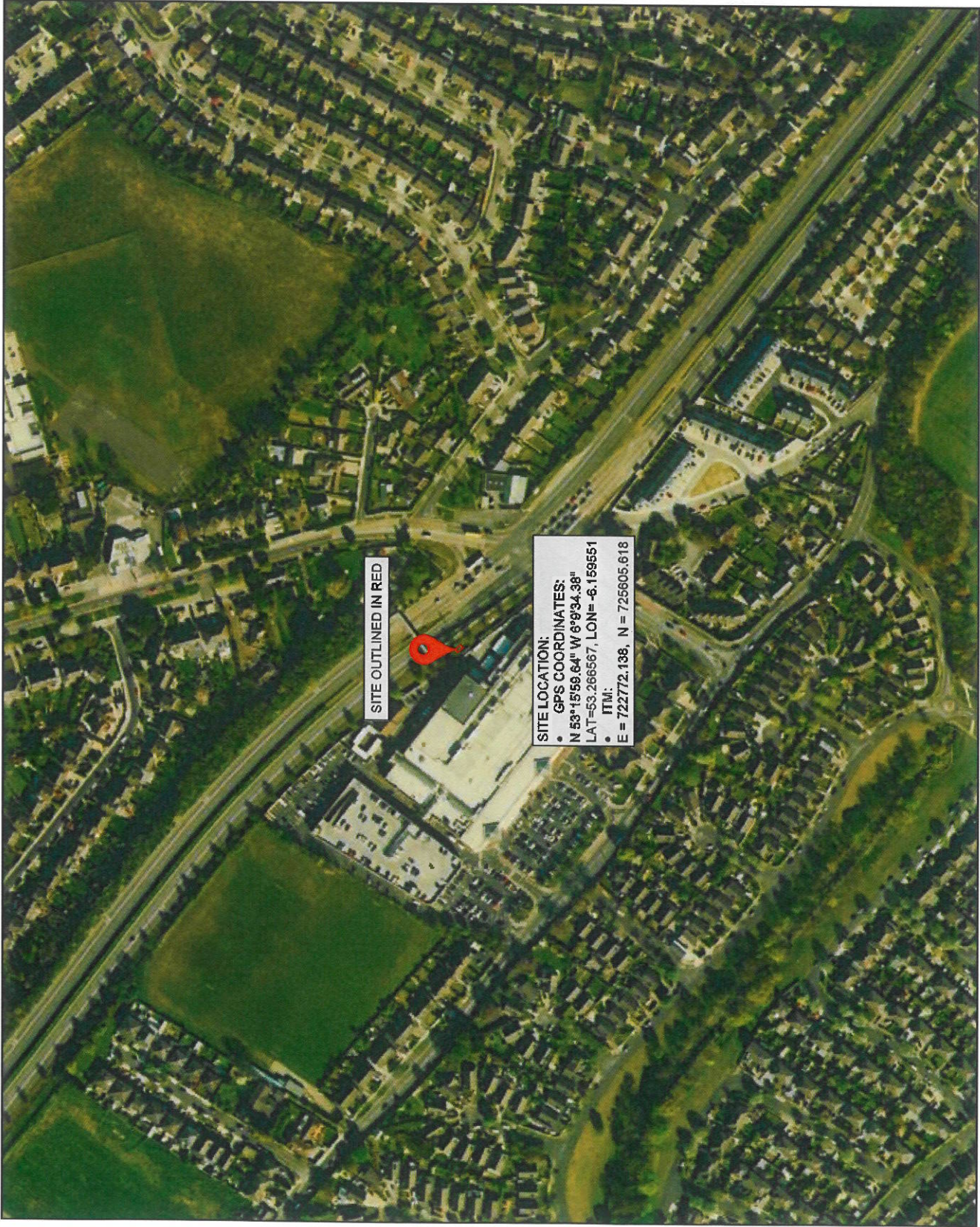
CELMEC
10 Ballymore Business Park, Steeles Road,
Enniscorthy, Carrow, RG8 E9V7,
Iris, of Ireland.

celnexus
celnexus.com/technology
50th Floor, 111 South Dearborn Street,
Chicago, IL 60601, USA
Tel: +1 312 823 4500

JIRA
Consulting Engineers
10th Floor, 100 North Wall Quay,
Dublin 1, Ireland
Tel: +353 1 454 2222

PLANNING

Signal site ID	CIG-03886
Operator site ID	DM191
Site Name	CORNELSCOURT N11
Site Address	PUBLIC GRASS VERGE, N11, CABINTEELY, CO. DUBLIN
Title	CELINEX SMART STREETPOLE SITE LOCATION MAP AERIAL PHOTO
Drawn	Date: 11/04/20
Scale	Scale: 1:250
Rev.	Rev. A



SITE OUTLINED IN RED

SITE LOCATION:
GPS COORDINATES:
• N 53°15'59.64" W 6°3'34.38"
• LAT=53.266567, LON=-6.159551
• ITM:
• E = 722772.139, N = 725605.618

10m LOLLIPOP STREETPOLE

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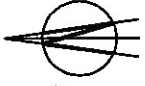
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Client:
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1	ISSUE FOR PLANNING			

DELMEC

30 Beavonville Business Park, Sligo Road,
 Dublin 15, Ireland.
 Tel: +353 1 452 1111
 Fax: +353 1 452 1112
 Email: info@delmec.com

celnEX
 driving intelligent connectivity

City of Dublin
 Dublin City Council
 City Hall
 Dublin 2, Ireland

JRA
 CONSULTING ENGINEERS
 James R. J. Ryan
 100 North Circular Road, Dublin 15,
 Ireland. Tel: +353 1 452 1111
 Fax: +353 1 452 1112
 Email: info@jra.ie

PLANNING

Signal site ID: **CI0-03886**

Operator site ID: **DUFFY**

Site Name: **CORNELSCOURT M1**

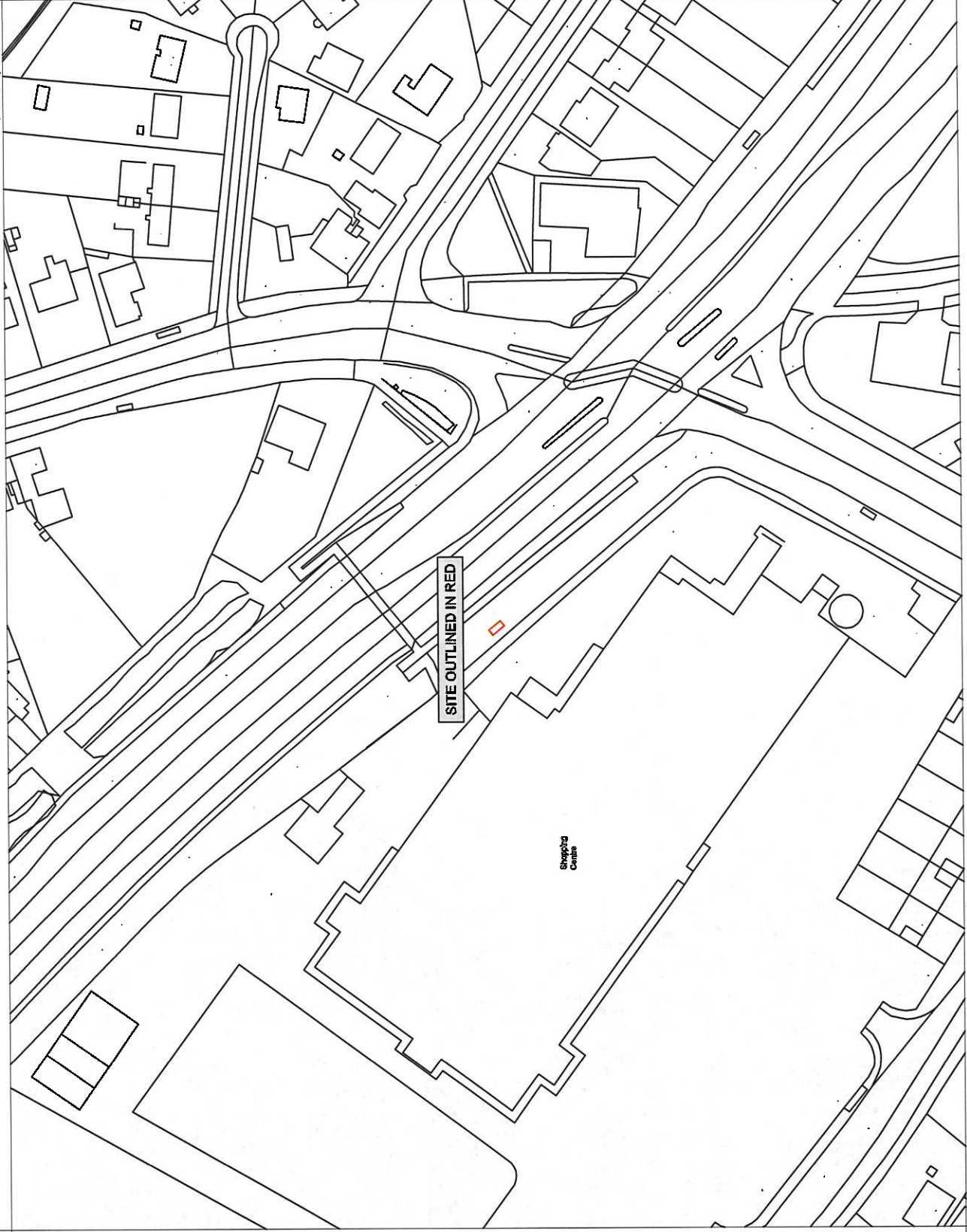
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 CABINTEELY,
 CO. DUBLIN**

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

Designed	Date	Scale	Rev.
	13/03/20	1:500	A

Drawn: **CI0-03886-102**

E = 720398.695, N = 726791.046



SITE OUTLINED IN RED

Shopping Centre

E = 720398.695, N = 726791.046

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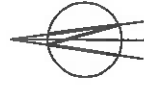
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18m LOLLIPOP STREETPOLE

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LEGEND	
[Symbol]	EXISTING ROAD DENOTED THIS
[Symbol]	EXISTING POLE DENOTED THIS TO BE REMOVED UPON CONSTRUCTION OF A NEW POLE.
[Symbol]	EXISTING LAMP STANDARD DENOTED THIS
[Symbol]	EXISTING BUILDING DENOTED THIS
[Symbol]	EXISTING GRASSED AREA DENOTED THIS
[Symbol]	EXISTING 15M LOLLIPOP SOLUTION DENOTED THIS



No.	Revision	Date	By	Chd
A	ISSUED FOR PLANNING			

DELMEC

15 Kilmacshilla Park, Enniscorthy,
 Wick, Co. Wick, Ireland
 Tel: +353 (0)53 912 2222
 Fax: +353 (0)53 912 2223
 Email: info@delmec.com

cellnex
 driving telco connectivity

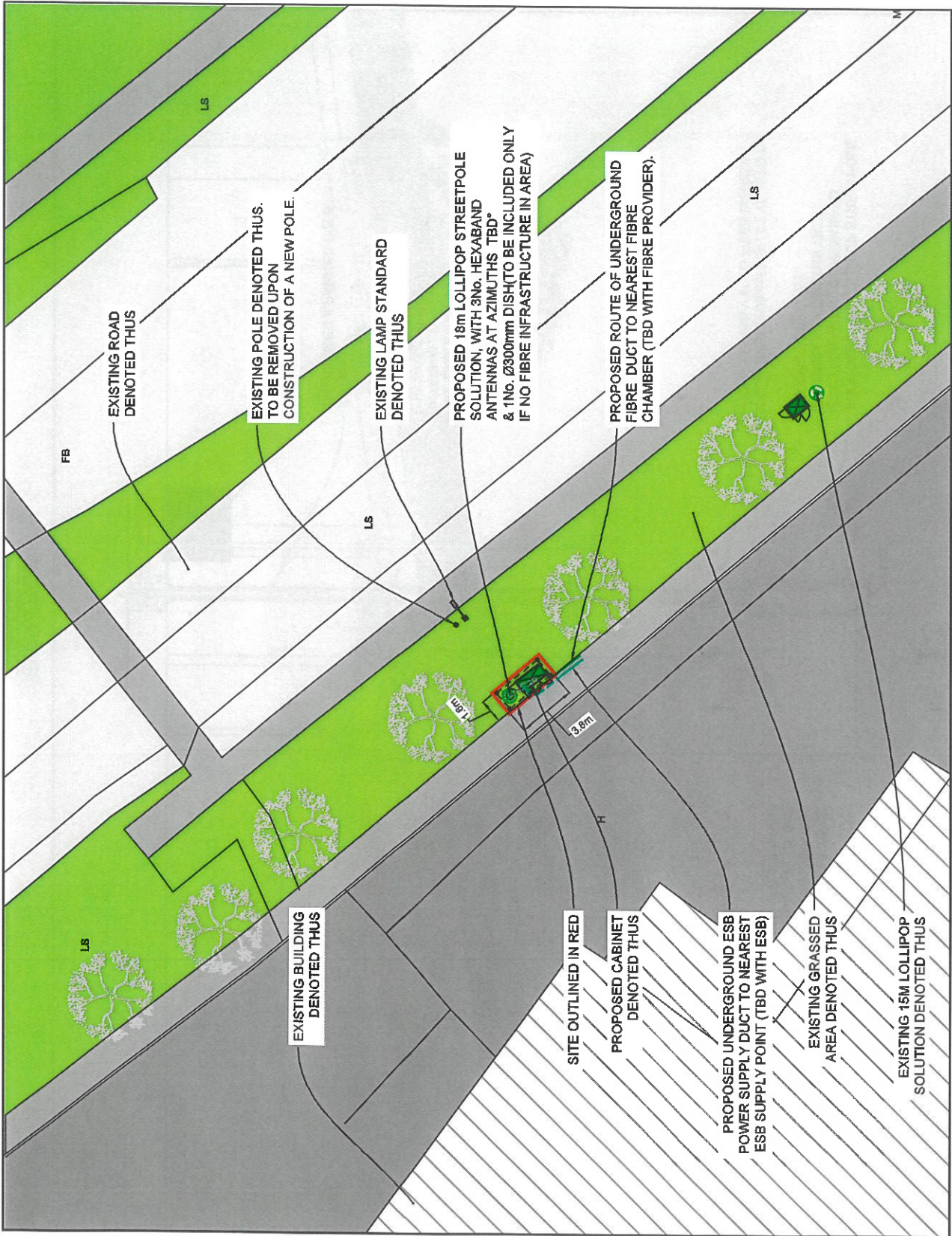
Cellnex Ireland Ltd
 15 Kilmacshilla Park, Enniscorthy,
 Wick, Co. Wick, Ireland
 Tel: +353 (0)53 912 2222
 Fax: +353 (0)53 912 2223
 Email: info@cellnex.com

JRA
 Consulting engineers

15 Kilmacshilla Park, Enniscorthy,
 Wick, Co. Wick, Ireland
 Tel: +353 (0)53 912 2222
 Fax: +353 (0)53 912 2223
 Email: info@jra.ie

PLANNING

Signal site ID	CIG-03886
Operator site ID	DUM91
Site Name	CORNELSCOURT N11
Site Address	PUBLIC GRASS VERGE, N11, CABINTEELY, CO. DUBLIN
Title	CELLNEX SMART STREETPOLE SITE LAYOUT PLAN
Designed	Date 13/03/20
Drawn	Scale 1:500
Drawn No.	CIG-03886-103
Rev.	Rev. A



SITE LAYOUT
 SCALE 1:250

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A	PREPARED			

DELMEC

10 Barrowville Business Park, Slieve Road,
 Barrowville, Celmer, N08 B3W7,
 Rep. of Ireland.

celnex
Activating Networks, connecting

Celnex Infrastructure Ltd.
 100-102 The Arcade, The Arcade,
 100-102 The Arcade, Dublin 16,
 D16 Y960, IRELAND.

JRA
 Consulting Engineers
 James Redmond and Associates Consulting Engineers
 11 Elmwood Park, Elmwood Park, Dublin 15,
 Dublin 15, Ireland. Tel: 01 454 4111
 Website: www.jra.ie Email: info@jra.ie

PLANNING

Client site ID: CIG-03886

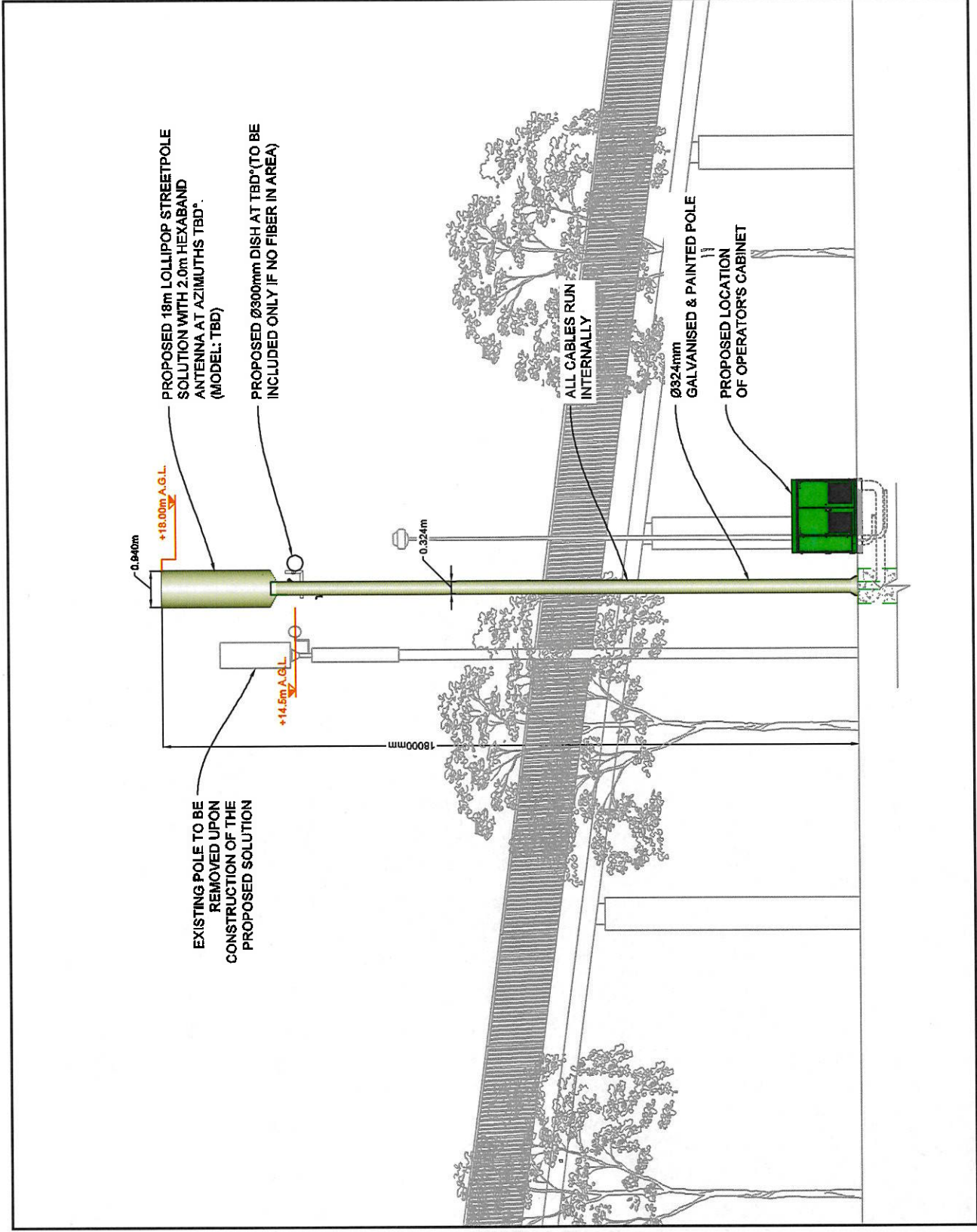
Operator site ID: DU1191

Site Name: CORNELSCOURT N11

Site Address: PUBLIC GRASS VERGE, N11,
 CABINETEELY,
 CO. DUBLIN

Title: CELNEX SMART STREETPOLE
 ELEVATION

Designed	Date	12/12/20
Drawn	Scale	1:100
Drawn No.	Rev.	A
Draw No.	CIG-03886-103A	



ELEVATION
 SCALE 1:100

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No.	Revision	Date	By	Clad
A	ISSUED FOR PLANNING			

DELMEC

18 Riverside Business Park, Sarsfield Road,
 Sandymount, Dublin, D04 R077,
 Rep. of Ireland.

cellnex
 driving telecom connectivity

Cellnex Networks Ltd.
 Suite 100, The Exchange, 100 Exchange Road,
 Sandymount Industrial Estate, Dublin 18,
 D18 Y6B0, IRELAND.

JRA
 Consulting engineers

100 Wellington Road, Sandymount, Dublin 18,
 D18 Y6B0, IRELAND.
 Phone: +353 (0)1 7644130
 Website: www.jra.ie Email: info@jra.ie

PLANNING

Original site ID: **CIG-03886**
 Operator site ID: **DU1181**

Site Name: **CORNELSCOURT N11**

Site Address: **PUBLIC GRASS VERGE, N11,
 CABINTEELY,
 CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
 SCHEMATIC ELEVATION**

Designed: **DATE** 12/12/20
 Scale: **N/A**
 Drawn: **DATE** 12/12/20
 Rev: **A**

Dwg No. **CIG-03886-104**

DATE: 12/20/2020 10:45:00 AM



18m LOLLIPOP STREETPOLE

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No.	REVISION/PLANNING	DATE	BY	CHK
A				

DELMEC

20 Riverside Business Park, Sharp Road,
Rushmore, Co. Wick, Ireland

celnEX
Driving Ireland's connectivity

Client: Translink Ltd
Site: 18m Lollipop Street Pole
Approved Location: Dublin, Dublin 18,
D18 Y6B, IRELAND

JRA
Consulting Engineers
Amenity and Associates (Planning & Landscape)
11 Colinstown Park, Colinstown, Co. Wick,
Wick, Ireland

PLANNING

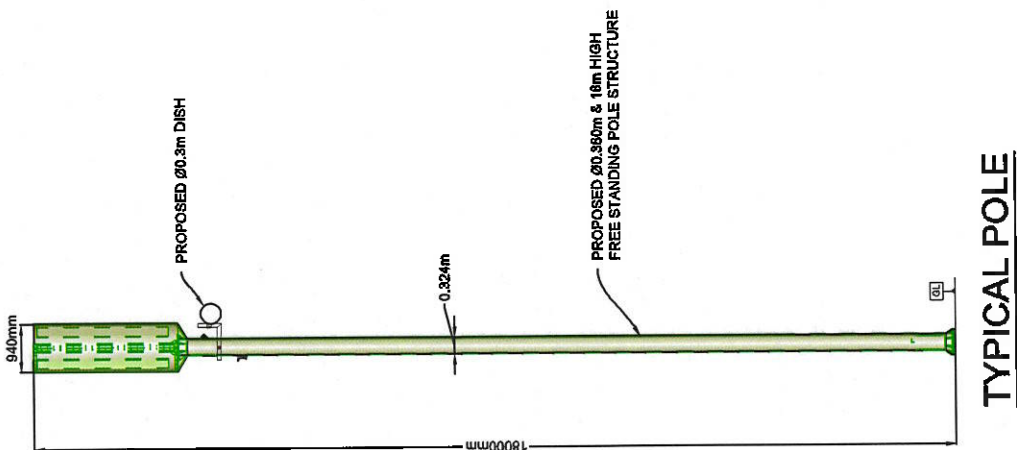
Signal site ID: CIG-03886
Operator site ID: DUH91

Site Name: CORNELSCOURT M1

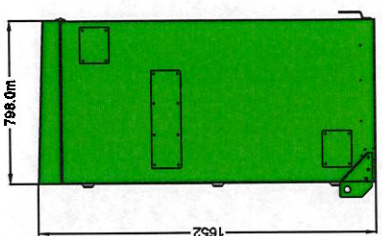
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CABINETEELY,
CO. DUBLIN

TITLE: CELNEX SMART STREETPOLE
STANDARD ELEVATION AND DETAILS

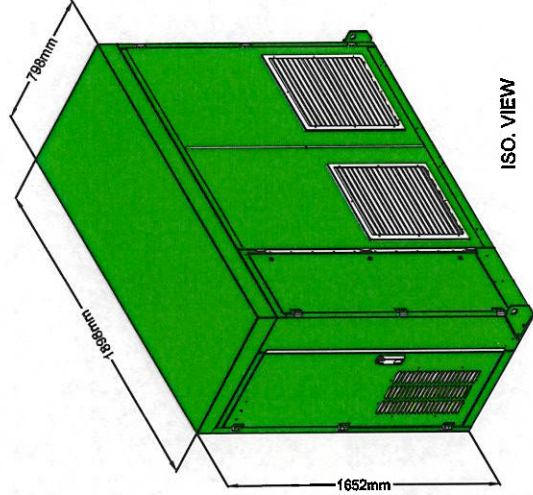
Designed	Date	11/01/2023
Drawn	Scale	AS
	Rev.	A
Dwg No. CIG-03886-105		



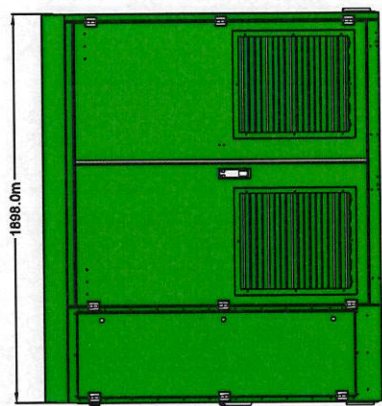
TYPICAL POLE
SCALE 1:100



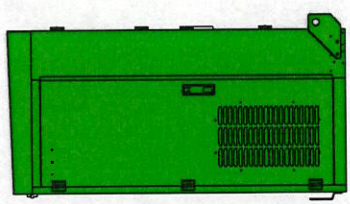
R/H SIDE VIEW



ISO VIEW



FRONT VIEW



L/H SIDE VIEW

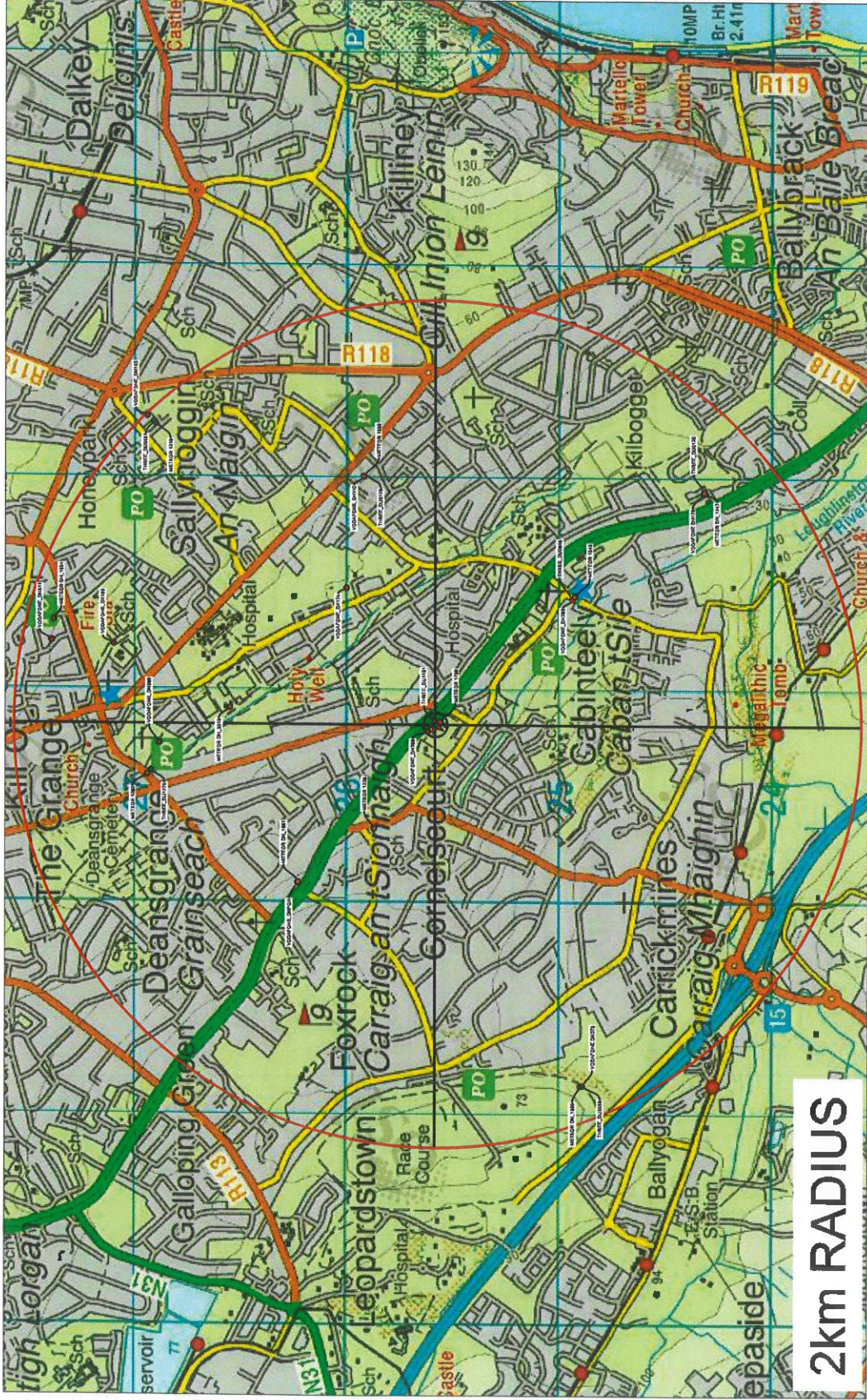
CABINET DETAILS
SCALE 1:25

18m LOLLIPOP STREETPOLE



LEGEND:

	Search Ring Radius
	Radius Area (2km)
	Proposed Site
	Existing Vodafone site shown thus
	Existing EIR site shown thus
	Existing H3G site shown thus



LOCATION MAP
SCALE 1:20,000

A	NO.	REVISION	DATE	BY	CHKD

DELMEC	
10 Kilmacdonnell Avenue, Newry Road, Drogheda, Co. Dub. D97, Ireland.	
cellnex	
dividing telecoms consultancy	
Coral Communications Ltd	
Suite 317, Cl House, 78 Parnass Road, Springfield Industrial Estate, Dublin 16, D16 YF5, Ireland.	
JRA	
Consulting Engineers	
1 Lower Clonsilla Park, Clonsilla, Dublin 15, D15 W27, Ireland.	
PLANNING	
Signal site ID	CG-03886
Operator site ID	DUH191
Site Name	CORNELSCOURT N11
Site Address	PUBLIC GRASS VERGE, N11, CABINTEELY, CO. DUBLIN
Title	CELLNEX SMART STREETPOLE COMREG MAP

Designed	Date	11/03/20
Drawn	Scale	1:20,000
Drawn No.	Rev.	A
Drawn No.	Rev.	A

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18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

VISUAL REFERENCE POINTS

DWG NO.	LOCATION	COORDINATES (ITM)	DISTANCE	BEARING	VISIBILITY
1	PEDESTRIAN BRIDGE	722788.7286, 725656.4209	51M	17°	Pole and cabinet visible.
2	CLONKEEN ROAD 1	722864.7459, 725605.5488	82M	90°	Pole and cabinet visible.
3	CLONKEEN ROAD 2	722857.3675, 725590.1550	86M	102°	Pole and cabinet visible.
4	CABINTEELY BYPASS 1	722862.0097, 725560.6385	81M	121°	Pole and cabinet visible.
5	CABINTEELY BYPASS 2	722861.3955, 725526.9148	110M	136°	Pole visible.
6	CLONKEEN ROAD 3	722790.0234, 725491.0074	116M	173°	Solution not visible.
7	CLONKEEN ROAD 4	722815.9606, 725534.9700	82M	150°	Top of pole visible.

A	REVISION	DATE	BY	CHKD

DELMEC

10 Barnmore Business Park, Slaney Road,
 Carrigrohane, Carrigrohane, Wick, W91Y7,
 Rep. of Ireland.

celnex
 Advancing Telecomms connectivity

Celnex Infrastructure Ltd.
 10 Barnmore Business Park, Slaney Road,
 Carrigrohane, Carrigrohane, Wick, W91Y7,
 Rep. of Ireland.

JRA

Consulting Engineers
 James R. J. R. Associates Consulting Engineers
 3 Dunmore Park, Dunmore Park, Wick, W91Y7,
 Rep. of Ireland.

PLANNING

Signal site ID: CIG-03886
 Operator site ID: DN XXXX

Site Name: CORNEL SCOURT N11

Site Address: PUBLIC GRASS VERGE, N11,
 CABINTEELY,
 CO. DUBLIN

Title: CELLNEX SMART STREETPOLE
 VRP INFORMATION

Designed: Date: 14/12/20
 Drawn: Scale: 1:1 Rev: A

Dwg No.: CIG-03886-VRP INFORMATION

18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

A	DESCRIPTION	DATE	BY	CHK
	REVISION <td></td> <td></td> <td></td>			

DELMEC

30 Barrowan Rd, Business Park, Slough Road,
Carrigrohane, Carron, Co. SWY,
Irishtel: 087 971 1111

cellnex

Cellnex Telecomuna Communications
Cognate Infrastructure Ltd
Bun 211, O'Connell Street, Dublin 1,
Ireland. Tel: +353 1 454 1111
DOI: 1740, IRELAND

JRA

Consulting Engineers
10000, 10000, 10000, 10000
10000, 10000, 10000, 10000
10000, 10000, 10000, 10000

PLANNING

Signal site ID: **CIG-03886**

Operator site ID: **DN XXXX**

Site Name: **CORNELSCOURT N11**

Site Address: **PUBLIC GRASS VERGE, N11,
CABINTEELY,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP MAP**

Designed: **DN XXXX**

Drawn: **DN XXXX**

Date: **14/02/2020**

Scale: **1:1000**

Rev: **A**

Drawn No: **CIG-03886-VRP MAP**

Rev: **A**

Scale: **1:1000**



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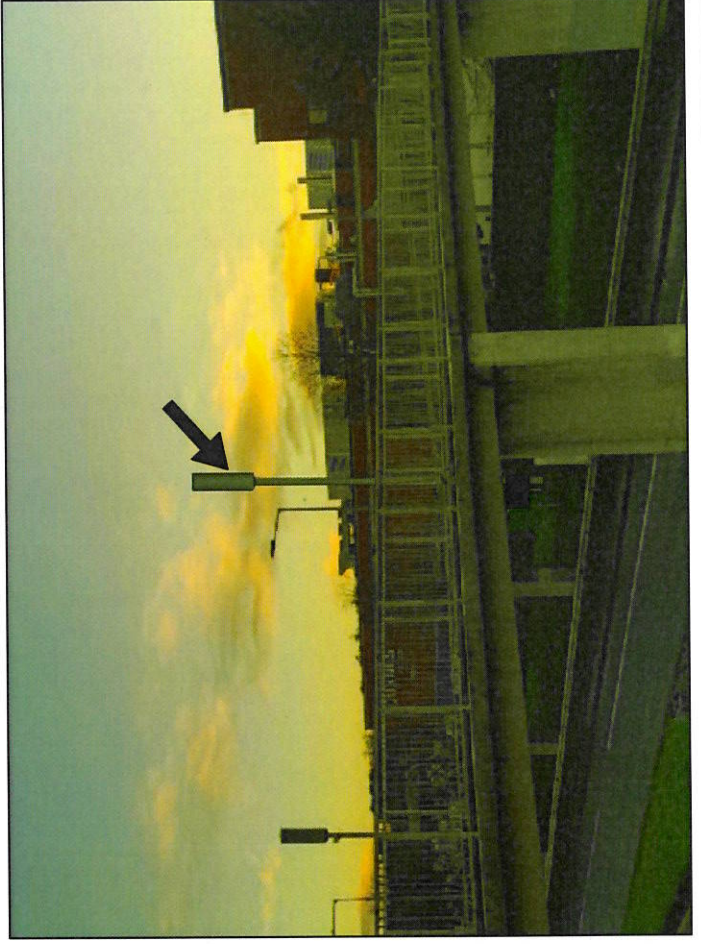
18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

VRP1 - WITHOUT SOLUTION IN PLACE

VRP1 - WITH SOLUTION IN PLACE



No.	Revision	Date	By	Chd
A	ISSUED FOR PLANNING			

DELMEC

10 Barnwell Business Park, Stony Road,
 Kesh, Co. Down, BT87 7DT,
 Rep. of Ireland.

cellnex
 Driving Ireland's connectivity

Cellnex Infrastructure Ltd
 Suite 505
 30000101 Enterprise Centre, Dublin 15,
 D15 V260, IRELAND.

JRA
 Consulting Engineers

James Mulvaney and Associates Consulting Engineers
 9 Elmwood Park, Dublin 15, D15
 Phone: 01754 614423
 Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: CIG-03886
 Operator site ID: DN XXXX

Site Name: CORNELSCOURT N11

Site Address: PUBLIC GRASS VERGE, N11,
 CABINTEELY,
 CO. DUBLIN.

Title: CELLNEX SMART STREETPOLE
 VRP 1

Designed: [Blank] Date: 15/10/2020
 Drawn: [Blank] Scale: 1:1 Rev: A

Dwg No. CIG-03886-VRP 1

18m LOLLIPOP ST

This drawing is to be used in conjunction with the approved plans and specifications for the proposed works. It is not to be used for any other purpose.

NOT FOR CONSTRUCTION

No.	Revision
A	ISSUED FOR PLANNING

DELN
 20 Riverside Business Park, Slough Road,
 Bray, Co. Wick, Ireland.

celmi
 celmi driving solutions
 Capital Investment
 Suite 311, O'Connell House, 78
 Searcy Road, Dublin 15
 D15 V1P4, IRELAND

JR
 Consulting Etc
 11 Howard Court, Parkside Co.
 Wicklow, Ireland

PLANNI

Signal site ID

Operator site ID

Site Name

CORNELSCOURT N11

Site Address

PUBLIC GRASS VERGE, N11
CABINTEELY,
CO. DUBLIN

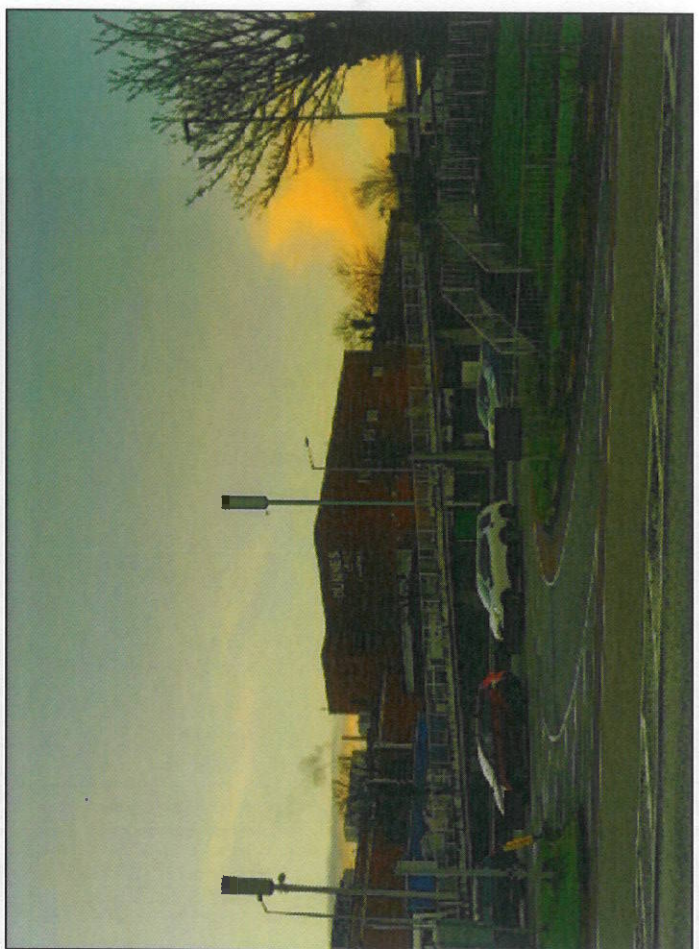
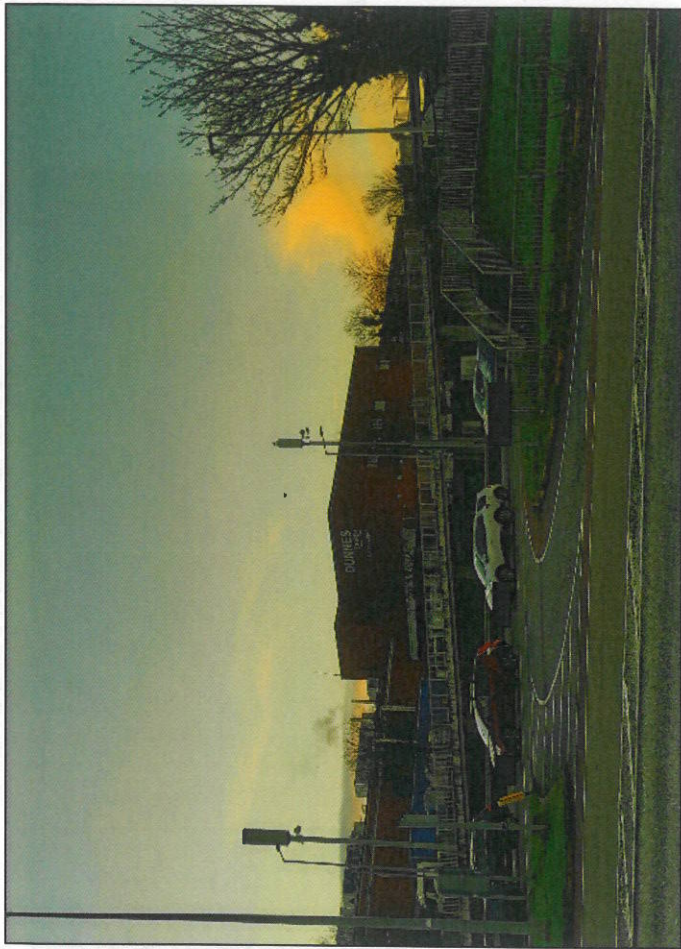
Title

CELLNEX SMART STREET
VRP2

Designed	Drawn	Scale	Date

Drawn No. CIG-03886-VRP 2

www.celmi.com



VRP2 - WITH SOLUTION IN PLACE

18m LOLLIPOP STREETPOLE

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 CONSULT WITH AN INVESTMENT ADVISOR FOR ANY INVESTMENT DECISIONS.
 DRAWING NO. CIG-03886-VRP 3

NOT FOR CONSTRUCTION

VRP3 - WITHOUT SOLUTION IN PLACE

VRP3 - WITH SOLUTION IN PLACE

A	DESCRIPTION	Issued	Date
No.	Revision		

DELMEC

10 Barnwood Business Park, Slattery Road,
 Carrigrohane, Carrigrohane, Co. Wick,
 Rep. of Ireland.

cellnex
 Driving, telecom, connectivity

Cellnex Infrastructure Ltd
 2nd Floor, 100, St. Stephen's Green,
 St. Stephen's Green, Dublin 1,
 D04 YR69, IRELAND.

JRA

Consulting Engineers
 James Raftery and Associates Consulting Engineers
 7 Clarendon Road, Dublin 17
 Phone: 01754 614123
 Website: www.jra.ie

PLANNING

Signed site ID: CIG-03886
 Operator site ID: DN XXXX

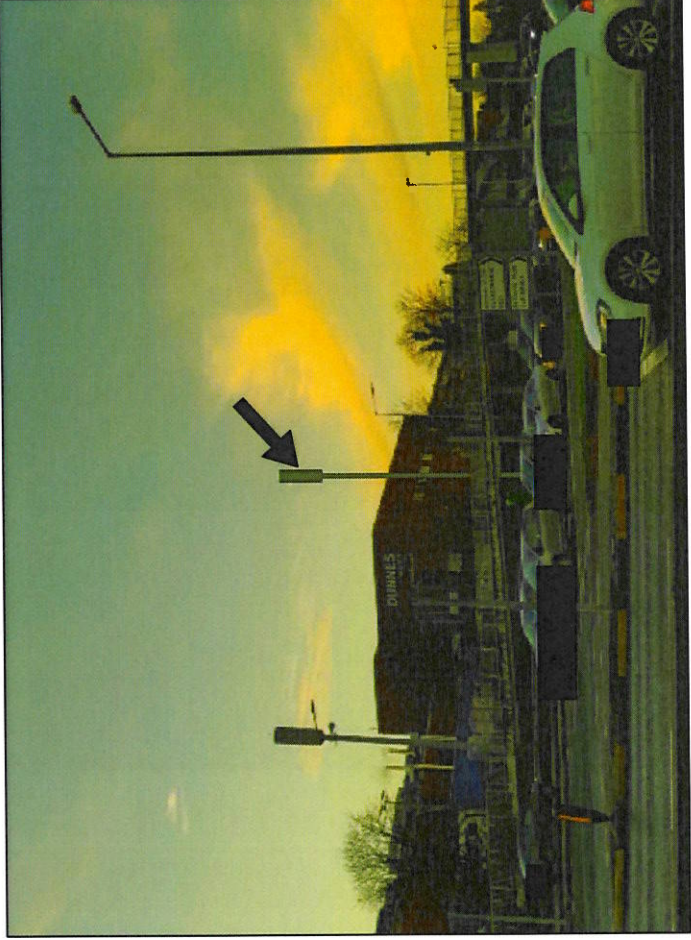
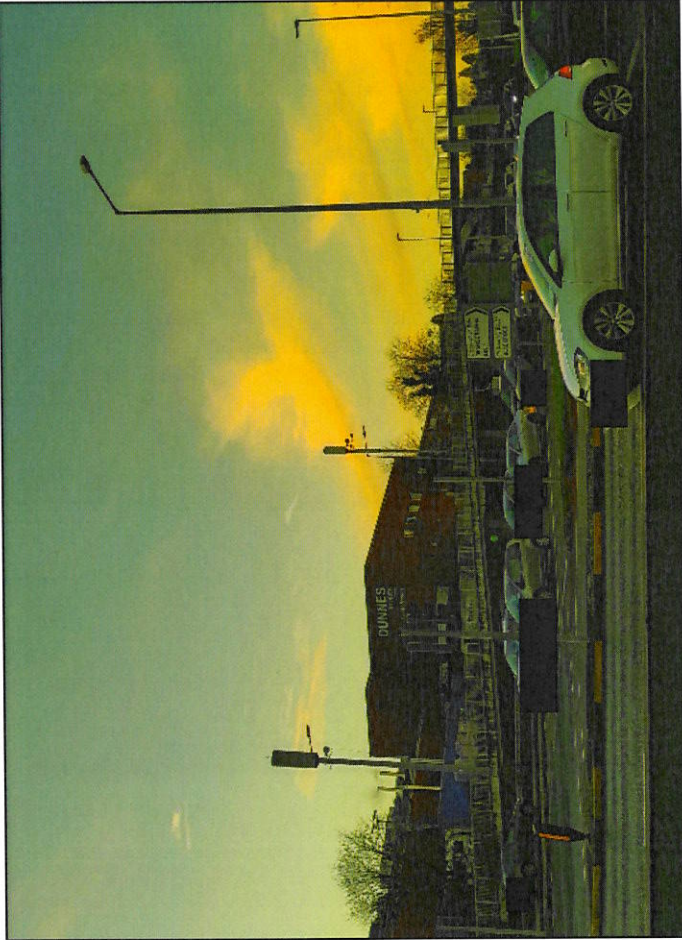
Site Name: CORNELSCOURT M11

Site Address: PUBLIC GRASS VERGE, M11,
 CABINETEELY,
 CO. DUBLIN

Title: CELNEX SMART STREETPOLE
 VRP 3

Designed: Date: 14/10/20
 Drawn: Scale: 1:100
 Rev: A

DWG NO. CIG-03886-VRP 3



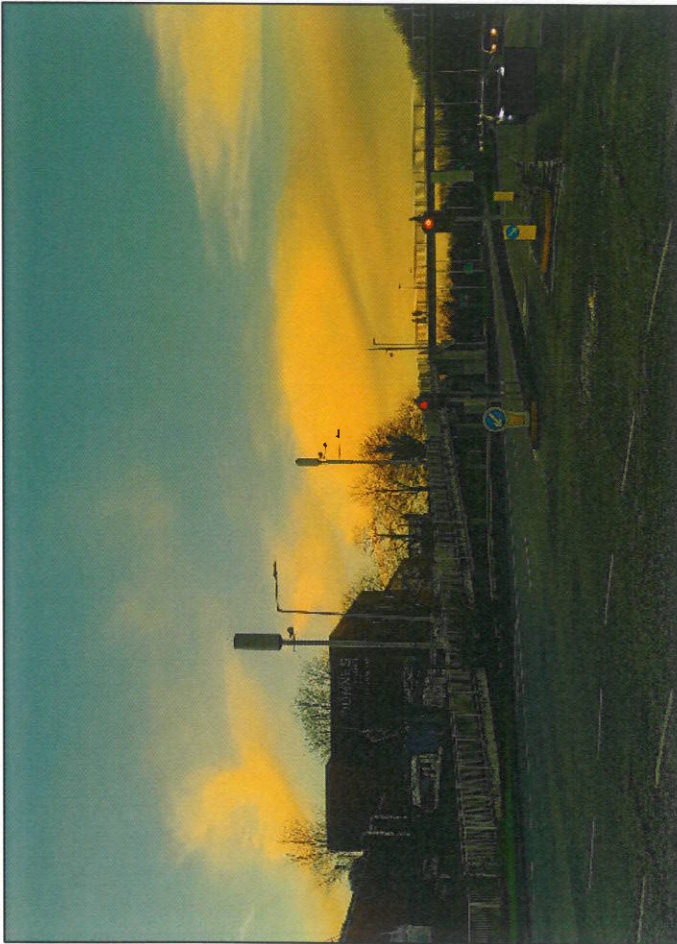
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18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

VRP4 - WITHOUT SOLUTION IN PLACE



VRP4 - WITH SOLUTION IN PLACE



A	REVISION	DATE	BY	CHKD

DELMEC

20 Riverside Business Park, Slough Road,
Rathfriland, Co. Wick, W91 1B77.

celnex
Aerial Fibreless connectivity

Cipoll Infrastructure Ltd.
Suite 211, Q House, Park Road,
Dunmurry, Dublin 14,
D15 Y9B9, IRELAND.

JRA
Consulting Engineers' 3

James Richard Associates Consulting Engineers
11 Lisson Road, Dublin 7, D08 X020
Tel: 01 454 4444 Fax: 01 454 4445
Website: www.jra.ie Email: info@jra.ie

PLANNING

Client site ID: CIG-03885
Operator site ID: DN_XXXX

Site Name: CORNELSCOURT N11

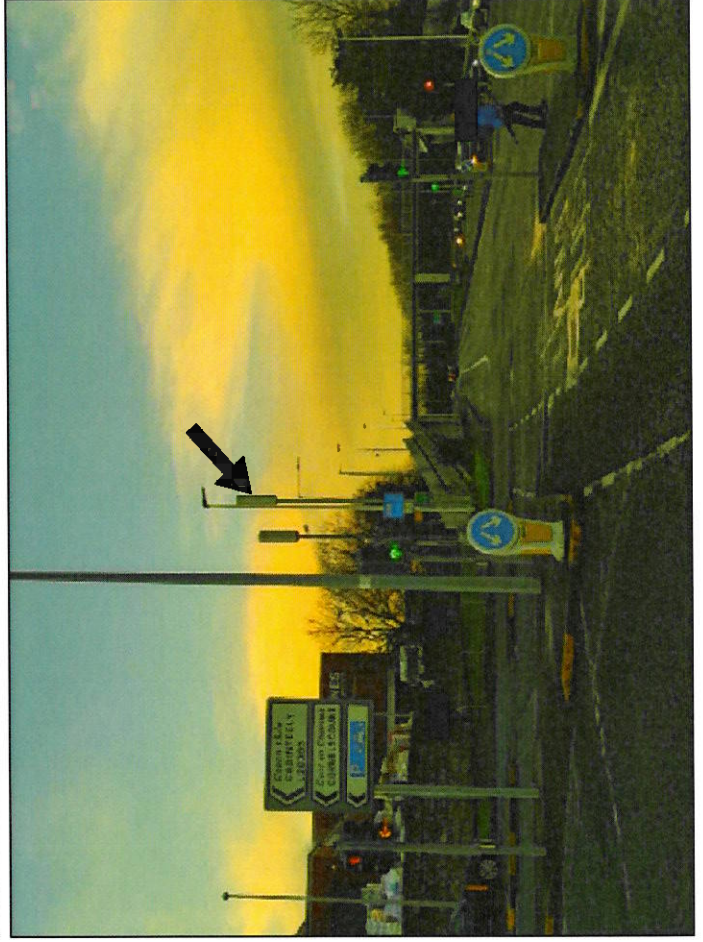
Site Address: PUBLIC GRASS VERGE, N11,
CABINTEELY,
CO. DUBLIN

Title: CELINEX SMART STREETPOLE
VRP 4

Designed	Date	Scale	Rev.
Drawn	15/04/2020	1:1	A
Dwg No.	CIG-03885-VRP 4		



VRP5 - WITHOUT SOLUTION IN PLACE



VRP6 - WITH SOLUTION IN PLACE

18m LOLLIPOP STREETPOLE													
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NOT FOR CONSTRUCTION													
<table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Issue</th> <th>Date</th> <th>By</th> <th>Clk</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issue for Planning</td> <td>1</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		No.	Description	Issue	Date	By	Clk	1	Issue for Planning	1			
No.	Description	Issue	Date	By	Clk								
1	Issue for Planning	1											
<p>DELMEC</p> <p>50 Riverwalk Business Park, Ballybride, Ballybride, Co. Wick, N15 5M7, Ireland</p>													
<p>celnex driving TELECOMS connectivity</p> <p>Celnet Infrastructure Ltd. Suite 311, Clonsilla Park Road, Clonsilla, Co. Wick, N15 5M7, Ireland</p>													
<p>JRA CONSULTING ENGINEERS</p> <p>James R. Anderson Consulting Engineers 3 Usher's Quay, Dublin 1, Dublin 1, Ireland Phone: +353 (0)1 452 1111 Website: www.jra.ie</p>													
PLANNING													
Signal site ID	CIG-03886												
Operator site ID	DN_XXX												
Site Name	CORNELSCOURT N11												
Site Address	PUBLIC GRASS VERGE, N11, CABINETEELY, CO. DUBLIN												
Title	CELLNEX SMART STREETPOLE VRP 5												
Designed	Date: 15/03/20												
Drawn	Scale: 1:1												
Revised	Rev: A												
<p>Draw No. CIG-03886-VRP 5</p> <p>DATE: 15/03/2020</p>													

18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION

REVISED FOR PLANNING	DATE	BY	CHKD
No.	Revision	Date	By

DELMEC

40 Riverside Business Park, Slieve Donard,
Compton Park, Carrick, RG8 5BHT,
Rep. of Ireland.

celnEX
delivering advanced connectivity

Optical Fibre Installation Ltd
Bunns 311, 41 HOWLE, 75 Fuzza Road,
Barnycloy Industrial Estate, Dublin 19,
D19 1Y6K, IRELAND.

JRA
CONSULTING ENGINEERS
100-102, The Arcade, 100-102, The Arcade,
3 Mount Street, Cork, Ireland, Co. Cork, T12 3M77
Phone: +353 (0)27 4834333
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID **CIG-03886**
Operator site ID **DN_XXXX**

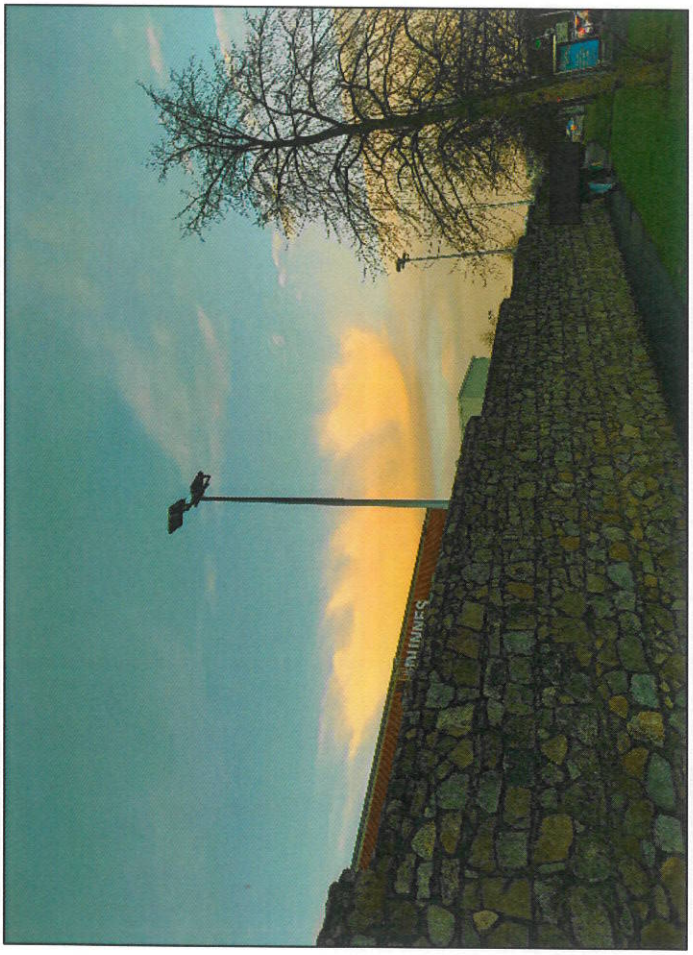
Site Name
CORNELSCOURT N11

Site Address
**PUBLIC GRASS VERGE, N11,
CABINTEELY,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
VRP 6**

Designed	Date	Version
Drawn	Scale	Rev.
Drawn No. CIG-03886-VRP 6	Scale	Rev. A

VRP6 - SOLUTION NOT VISIBLE



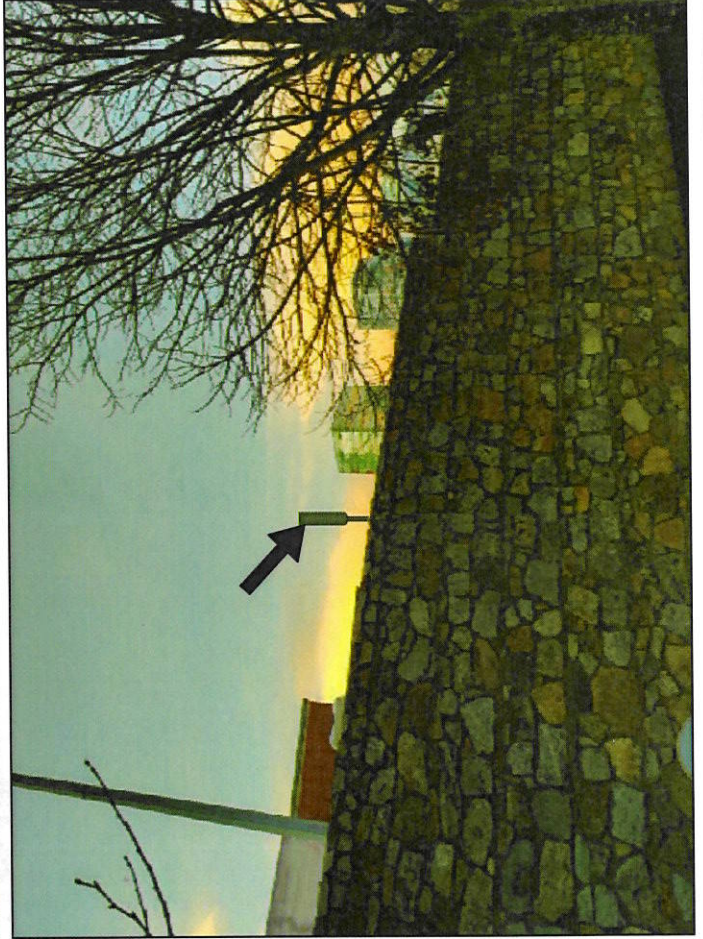
18m Lollipop Streetpole

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NOT FOR CONSTRUCTION

VRP7 - WITHOUT SOLUTION IN PLACE

VRP7 - WITH SOLUTION IN PLACE



No.	Revision	Date	By	Chd
A	ISSUED FOR TENDER			

DELMEC

10 Barrowfield Business Park, Slieve Road,
 Carrisowna, Coleraine, BT51 3HT,
 Rep. of Ireland.



Cellnex Infrastructure Ltd
 Suite 200, The Enterprise Centre,
 Enterprise House, Dublin 18,
 D18 1V60, IRELAND.



Consulting Engineers'
 James Raftery and Associates Consulting Engineers
 3 Clarendon Road, Dublin 17,
 Dublin, Ireland. Tel: 01 453 3333
 www.jra.ie

PLANNING

Signal site ID	CIG-03886
Operator site ID	DN XXXX

Site Name	CORNELSCOURT M11
-----------	------------------

Site Address	PUBLIC GRASS VERGE, M11, CABINTEELY, CO. DUBLIN
--------------	---

Title	CELLNEX SMART STREETPOLE VRP7
-------	----------------------------------

Designed	Date	Scale	Rev.
Brown	14/12/20	1:1	A
Dwg No. CIG-03886-VRP7			

18m LOLLIPOP STREETPOLE

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NOT FOR CONSTRUCTION



No.	Initial Issue	Revision	Date	By	Clad
A					

DELMEC

10 Riverside Business Park, Slattery Road,
 Carrigrohane, Co. Wick, IR15 1W7,
 Rep. of Ireland.

celnex
 Driving Network connectivity

Celnex Infrastructure Ltd
 5th Floor, 100, The Arcade,
 Sarsfield Industrial Estate, Dublin 15,
 D15 T5V6, IRELAND.

JRA
 Consulting Engineers
 James Robinson and Associates Consulting Engineers
 5th Floor, 100, The Arcade,
 Sarsfield Industrial Estate, Dublin 15,
 D15 T5V6, IRELAND.

PLANNING

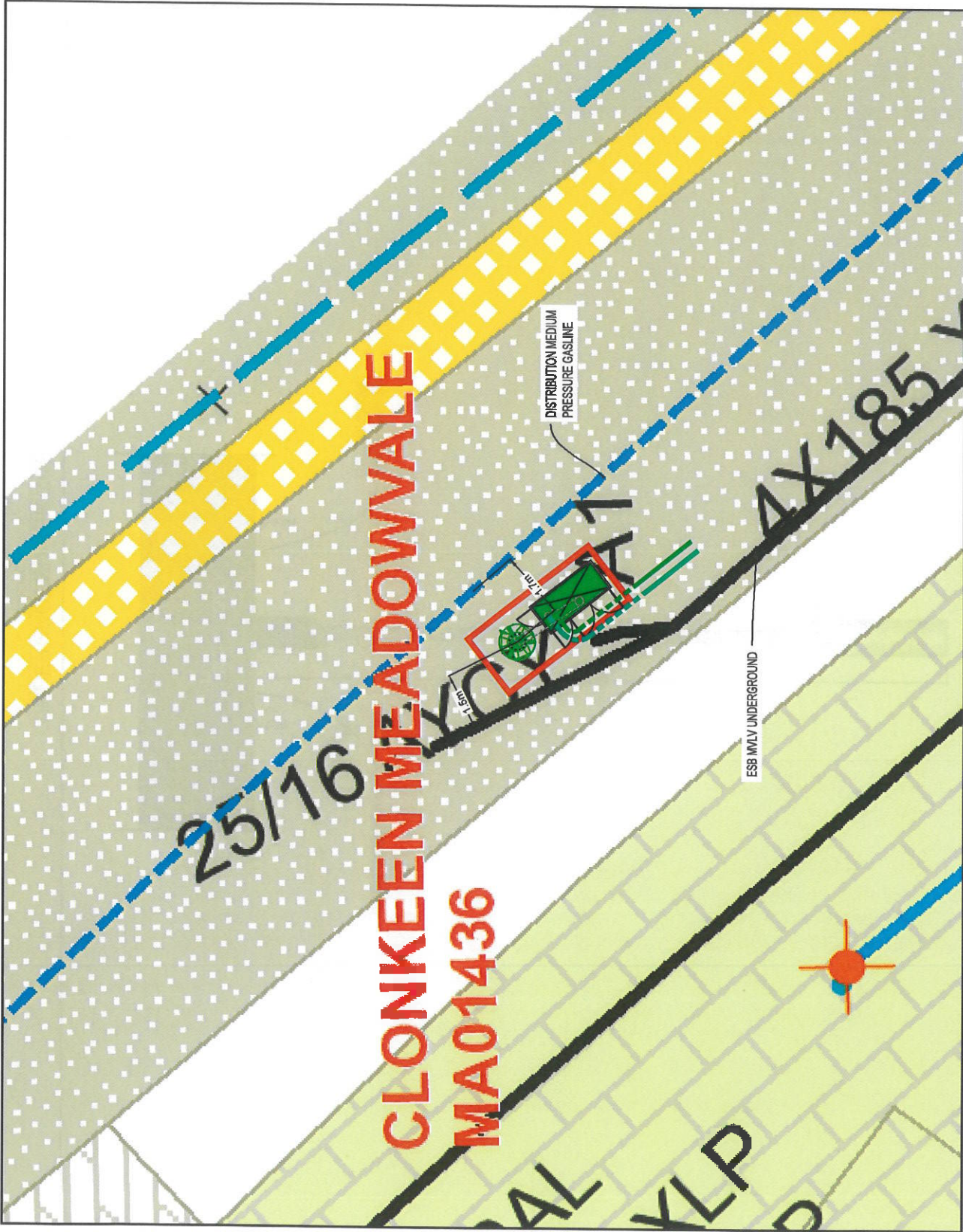
Signal site ID: CIG-03888
 Operator site ID: DU1191

Site Name: CORNELSCOURT N11

Site Address: PUBLIC GRASS VERGE, N11,
 CABINTEELY,
 CO. DUBLIN

Title: CELLNEX SMART STREETPOLE
 SITE LAYOUT PLAN

Designed: [] Date: 13/1/2023
 Drawn: [] Scale: 1:100
 Dwg No.: CIG-03888-500
 Rev.: A



UNDERGROUND SERVICES
 SCALE 1:100

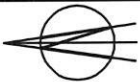
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18m Lollipop Streetpole

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CONSTRUCTION TO BE IN ACCORDANCE WITH THE DELMEC Lollipop Streetpole MANUFACTURER'S INSTRUCTIONS.

NOT FOR CONSTRUCTION



No.	Issue	Revision	Date	By	Chd
A	ISSUE				

DELMEC

20 Broomfield Avenue Park Street, Dublin, D02 Y007, Ireland



Driving Ireland's connectivity
City Centre Office
1000 Grafton Street
Dublin 1, Ireland
01 454 5400



John Redmond & Associates Consulting Engineers
3000 Shelburne Road
Dublin 15, Ireland
01 274 8313

PLANNING

Signal site ID: CIG-03888

Operator site ID: DU1191

Site Name: CORNELSCOURT N11

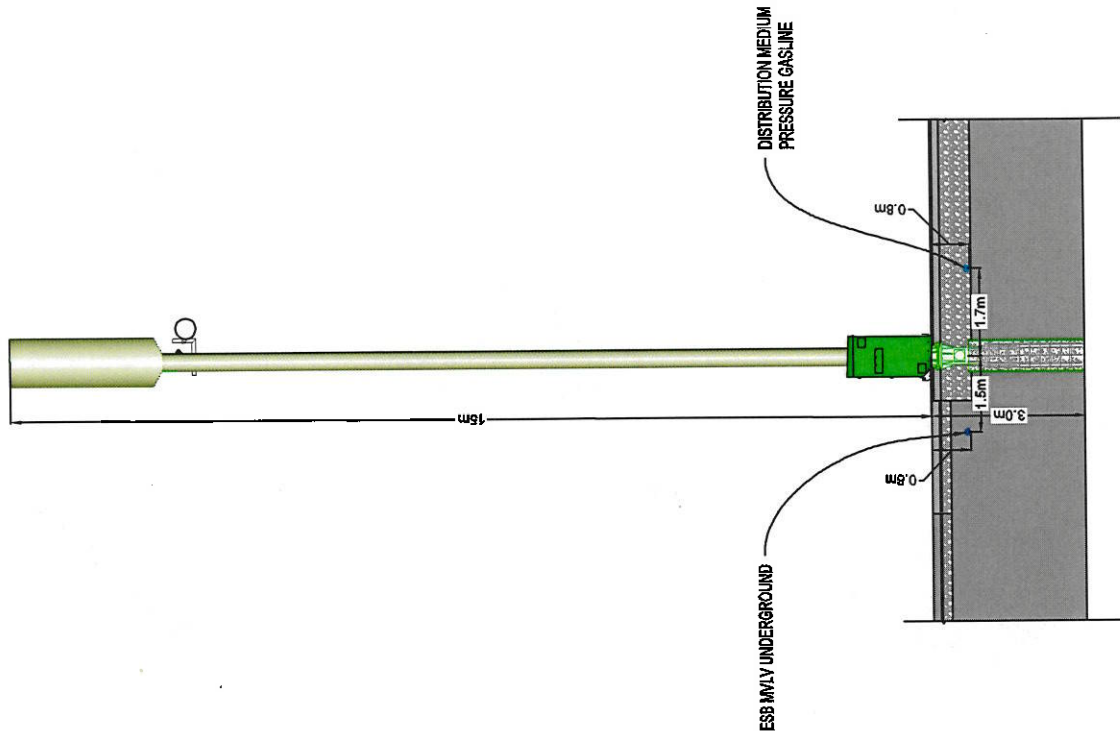
Site Address: PUBLIC GRASS VERGE, N11, CABINTEELY, CO. DUBLIN

Title: CELLINEX SMART STREETPOLE ELEVATIONS

Designed	Date	15/02/20
Drawn	Scale	1:100
Dwg No.	Rev.	A

Dwg No. CIG-03888-501

DATE: 15/02/2020. FOR INFORMATION ONLY. THIS DRAWING IS THE PROPERTY OF JRA AND MUST NOT BE COPIED, TRACED OR REPRODUCED WITHOUT THEIR PERMISSION.



UNDERGROUND SERVICES

SCALE 1:100

Licence Number: CRM 296921

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

Cignal Infrastructure Ltd. ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet
measuring externally 2.5m³ (0.798mL × 1.898mW × 1.652mH),
and a pole area 0.08m² (height 18m)

subject to a minimum footpath clearance of 1.8m and the General Licence Conditions
pertaining to the issue of this licence (see reverse) at the
grass verge on the south side of the N11, Cornelscourt, Cabinteely.

Underwriter: ZURICH Insurance PLC

Public Liability Insurance: Policy no. [REDACTED]

Date of grant of licence: 06/12/2023

Expiry date of licence: 05/12/2028

James Phelan

Senior Engineer

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



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

1. *Plans and Particulars* - The telecommunications street pole and associated operator cabinet shall be installed and completed in its entirety fully in accordance with the plans, particulars and specifications lodged with this Section 254 licence application, save as may be required by the other conditions set out in this licence, and the height and other dimensions as specified in those particulars shall not be exceeded.
2. The road network visibility or operation shall not be impacted or hindered by placement of pole at the proposed location shown on the maps provided by the applicant.
3. The public footpath at the proposed location shall not be impacted or obstructed by the installation, inclusive of the opening of cabinet doors.
4. All works should be outside the root protection areas (RPA) of the trees. Trees must be protected while works are being carried out and a detailed method statement and drawings showing trenching, ducting and exact location should be provided to the Council's Parks & Landscape Services department for approval prior to works on site.
5. *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.
6. *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.
7. *Notice issued by Council* - Any notice issued by the Council to the Licensee to withdraw this Licence under section 254(4) of the Planning and Development Act 2000 or otherwise shall be in writing and shall be delivered by hand or sent by pre-paid ordinary post to the Licensee's registered office at Suite 311 Q House, 76 Furze Road, Sandyford Industrial Estate, Sandyford, Dublin 18, D18 YV50. Any such notices shall be deemed to have been delivered to the Licensee on the date of delivery of the notice if the notice is delivered by hand or the date following the date of posting of the notice, if the notice is sent by ordinary pre-paid post.
8. *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.



9. *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.
10. *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.
11. *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.
12. *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.
13. *Maintenance* - Access to the licence area for maintenance purposes by any statutory undertakers shall be available at all times.
14. *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.
15. *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.
16. *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
17. *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.
18. *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.
19. *Change in use* - A change in use of the licenced area will require the submission of a new licence application
20. *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



21. *Insurance* - Prior to the erection of any equipment under this licence, the Licensee shall provide evidence to the Council of public liability insurance to a minimum level of 7 million euro which indemnifies the Council for third party claim arising from the installation of the equipment. The Licensee must provide evidence of such insurance cover remaining in place for each year of the Licence. Failure to provide such annual updates of insurance cover to the Council will give grounds to the Council to withdraw this Licence from the Licensee.
22. 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.
23. 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.
24. 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.
25. 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.

