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

Date: 4th May 2022
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: Hyde Road
Location: Public Footpath, Dalkey, 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

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.

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 Operator Three, Signal have identified the subject site as a known blackspot for mobile and wireless broadband. A specific solution to address the deficit in coverage has been identified and approved by the mobile network Licenced Operators.

The Proposal

With reference to the attached plans you will note that it is proposed to provide a 15m high Smart Streetpole Solution in the specified location. See below a photograph of a similar Smart Streetpole and cabinet installed in Drummartin Road in July 2021. This was installed under a Section 254 Licence granted by DLR Co. Co.



Fig 1. Existing Smart Streetpole Solution as erected in Drummartin Road, Kilmacud, Dublin 14.

The street pole has an approx. diameter of 360mm and will be galvanised and painted in finish up to 12.25m in height. Above the 12.25m height, an antenna will be mounted to a finishing height of up to 15m. The antenna will be shrouded by a 360mm 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 improvement in coverage.

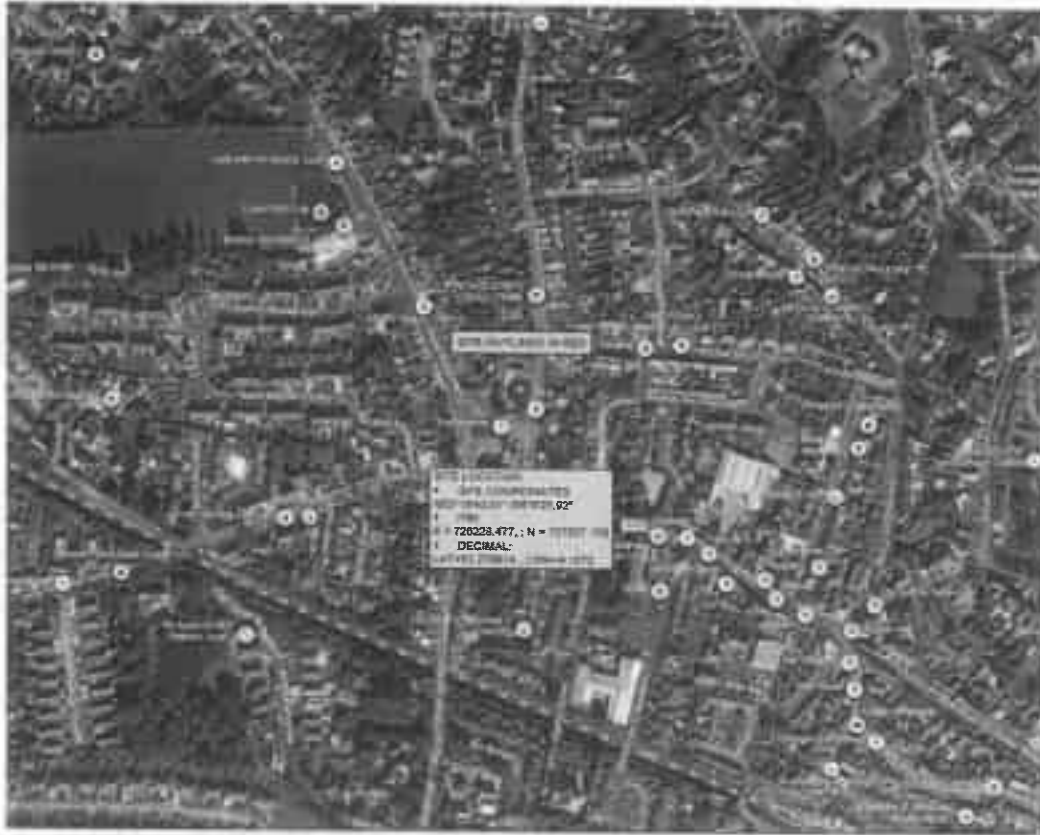


Fig 2. Aerial View Site Location

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

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

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

Yours Sincerely,

Chartered Engineer

DM

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PLANNING STATEMENT

to support s.254 licence application for

TELECOMMUNICATIONS INFRASTRUCTURE

at

HYDE ROAD, DALKEY, CO. DUBLIN

Client: Signal Infrastructure Ltd.

28th April 2022

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 Hyde Road, Dalkey, Co. Dublin.

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

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

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

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

² 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 junction of Hyde Road and Ulverton Road in Dalkey Co. Dublin. Please refer to the site location map submitted with the application.

2.2 Description

The site currently consists of a notably wide public footpath with a street light. If it is acceptable to DLR council, it is proposed that the existing lamp standard will be removed and lamp outreach arm to be fitted to the proposed streetpole.



Fig No.1 Photograph of subject site.



Fig No.2 Aerial photograph with approximate location of site indicated (source: Google Maps)

2.3 Ownership

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

2.4 Land Uses in the Vicinity

There is a petrol filling station to the north of the site and a public road to the south. Further south, on the opposite side of the road, there is a commercial premises.

There is a continuation of the public footpath to the east and west of the site.

There is a dwelling to the east of the site which faces toward the site [REDACTED]
[REDACTED] It is situated at a distance of approximately 22m.

No other dwellings in the vicinity face toward the site.

3.0 PROPOSED DEVELOPMENT

3.1 Description

The proposal consists of a 15m Alpha 3.0 streetpole, with 1no. 2.75m AW3836 Alpha Antenna at azimuths TBD° & 300mm dish to be included only if no fibre infrastructure in the area, along with ancillary cabinetry (1.898m wide x 1.652m high x 0.798m deep). In addition, if acceptable by DLR council, the existing lamp arm is to be reused on new smart streetpole to match existing mounting height.

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. 300 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 300m Search Ring for subject site.

3.2.2 Reasons why candidate location was chosen:

This location on Hyde Road was chosen because of the following:

1. It is within the search ring.
2. There is adequate space to locate a street works solution and cabinet.
3. There is fibre located close to this location to ensure connectivity into the network.
4. The location will not interfere with existing services or footpath.

Existing Sites and Alternative Locations Examined by Three:

Three Ireland has a policy to co-locate into existing telecommunications structure where possible, that are located with the target area. Following

comprehensive search of the target search area, no existing base station options were identified that could be shared or upgraded to provide the necessary coverage required.

This area is predominantly residential. There are a few commercial buildings to the south of the proposed development. The buildings are only two-story buildings, so a rooftop antenna would be limited to a height between 6-9m, which would be significantly lower than the 15m streetworks solution. This difference in height would limit the coverage area, which is why the rooftop solutions were ruled out.

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

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

3.2.3 Coverage Map

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

indoor/outdoor coverage to a significant splay of residential and business premises in this area and surrounding environs.

The main function for the site in Hyde Road is to provide mobile voice and data coverage to Hyde Road and to improve voice and broadband access to local residents & business users around this area.

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

Figure 4 below demonstrates large areas in red and orange surrounding the site. These areas clearly demonstrates a poor to fair signal level and is where the market requires the infrastructure.

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

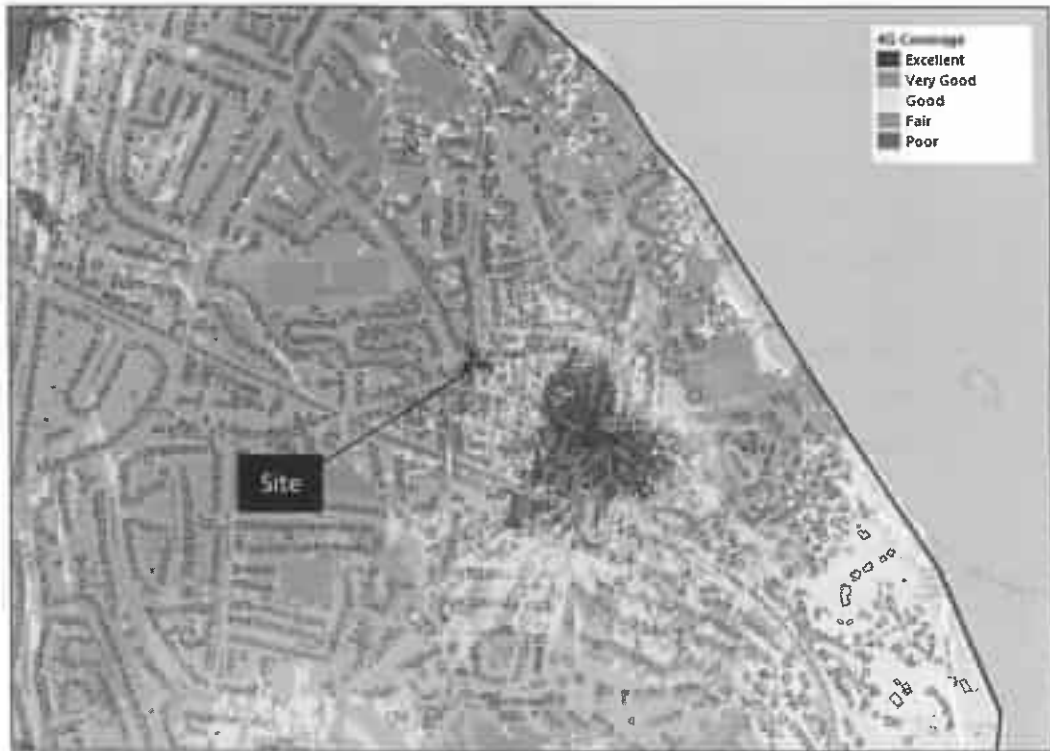


Figure 4: EXISTING INDOOR COVERAGE – poor/fair signal level



Figure 5: PROPOSED INDOOR COVERAGE – excellent signal level

3.2.4 Comreg Map/Policy

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

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

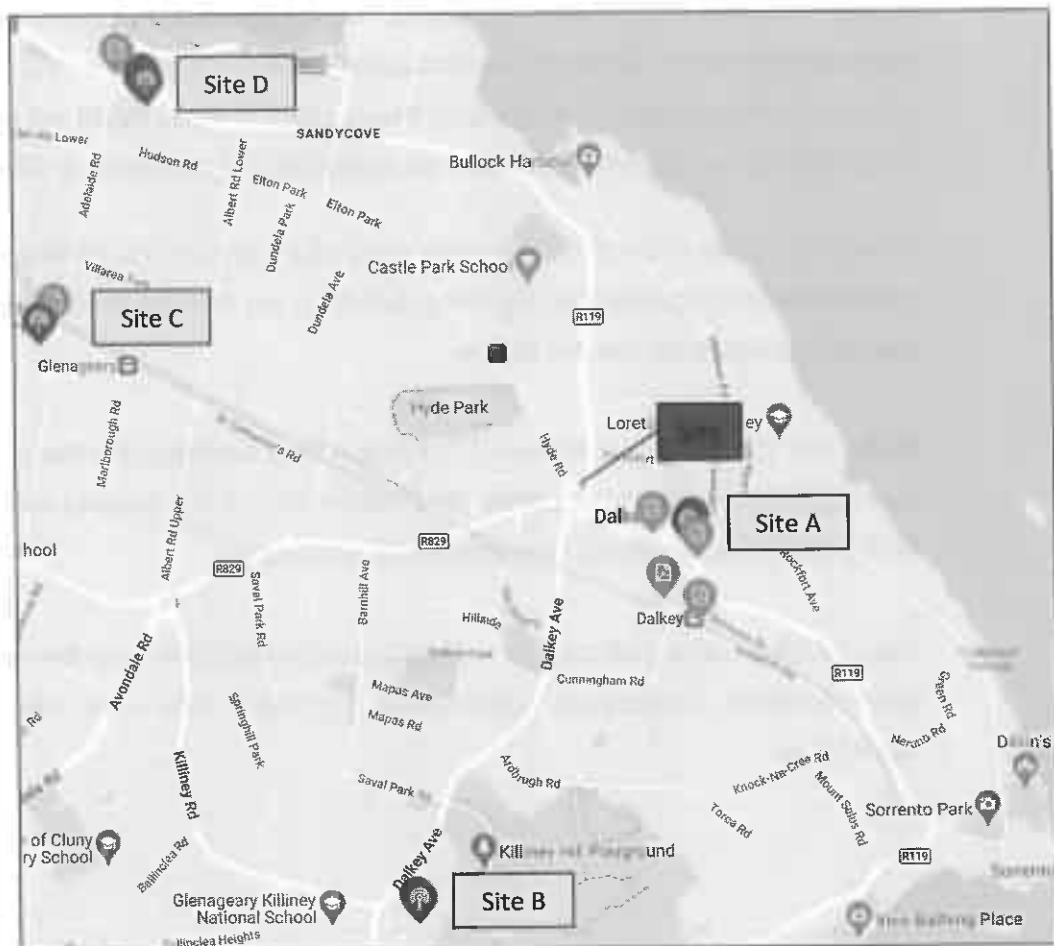


Fig. No.6 Comreg Map of closest Existing Sites in General Area.

3.2.5 Alternative Sites


Please refer to the above Comreg Map (Fig No.6) in association with the following Table, which set out the other relevant Infrastructure in the subject general area of Hyde Road. It must be noted that all of the sites identified are situated outside of the required search ring, which has a diameter of c.300 metres.

Three have exhausted all other options in the area for alternative sites. Any existing telecoms structures are not located close enough to the demand area. As can be seen below, after reviewing the nearest telecoms structures to the proposed site it can be seen that Three Ireland are already live and transmitting on some of these sites. Only a site at this location in Hyde Road will be capable of providing the required service levels expected by customers in this area.

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

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

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

Site:	Name of Site (Comreg):	Approx. Distance from Site:	Details/Discounted Reason(s):
A	THREE_DU0495; METEOR 3349; VODAFONE_DN220 	300m	THREE is already positioned at this site. Site is currently operating a limited service to the area but is not possible to upgrade to the newer required technologies in this location.
B	THREE_DU0312; METEOR 1304; VODAFONE_DN317	1.09km	Site is outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.
C	VODAFONE_DN316	1.3km	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives.

D	THREE_DU0312; METEOR 1304; VODAFONE_DN317	1.35km	Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring.
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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 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.

5.0 PLANNING CONTEXT

5.1 Taskforce: Backdrop to Process

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

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

The Task Force also recommended the following:

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

5.2 Distinction between Section 254 and Class 31

As a direct result of this Government Task Force Report and addendum Implementation Report, two crucial yet mutually exclusive instruments of Irish Planning Law were enacted by resolution of the Oireachtas in order to facilitate the Government's aim; *'To identify immediate solutions to broadband/mobile phone coverage deficits and to investigate how better services could be provided to consumers'*. These two legislative instruments were also supported under European Law by the European Union (Reduction of Cost of Deploying High-Speed Public Communications Networks) Regulations 2016.

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

Section 254 requires the applicant to acquire a Licence for the construction of such Telecommunications Infrastructure adjunct to Public Roads. This licence application must demonstrate how the proposal conforms to the proper planning and sustainable development of the area. Under Section 254, an Appeal of a decision to An Bord Pleanála is provided for. There are no height stipulations provided for therein, however Signal 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 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'. However, it is noted that regard must be had to the proper planning and sustainable development of an area and be in accordance with respective Development Plans.

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

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

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

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

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

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

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

(d) *the convenience and safety of road users including pedestrians.*

5.5 Licence History & Precedent

Previous Licence Application on Subject Site

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

Previous Licence Applications in the Jurisdiction

The reception of Licence Applications has been very positive for the most part. Numerous Licence Applications have already been approved by various planning authorities throughout the Jurisdiction. Such a positive reception of this new Statutory Instrument reflects innovative, proactive and positive engagement between Local Authorities and Telecommunications Infrastructure providers, which is a significant and dynamic step forward for the Telecommunications Sector, which was clearly espoused under the Taskforce Report and accords with 'the spirit of the legislation'.

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

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

We also refer the Council to a recent decision by An Bord Pleanála (ref. LC93.309598) dated 28th July 2021 concerning a proposed for a 15m high streetpole solution to address identified mobile and mobile broadband coverage blackspots at the Junction of St. John's Hill and The Folly, Waterford (Reg. Ref. 19/523). The Board 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 Council are also referred to a recent decision by An Bord Pleanála to approve a Section 254 Licence to install 15 free-standing street pole with shrouded antenna on grass verge along Ballycullen Road, Dublin 24 - ref. ABP-311529-21. The ABP inspector noted the following:

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

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

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

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

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

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

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

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

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

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

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

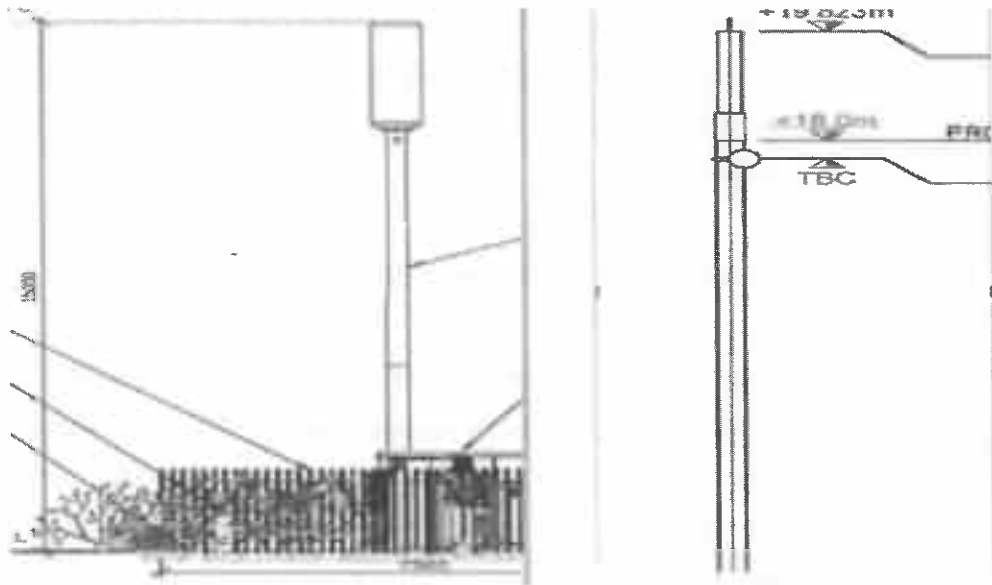


Fig No.8 Image 5 Examples of small and medium size Single Operator Sites Extracted from the Green Book Appendix A.

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

5.7 Proper Planning and Sustainable Development Considerations

This section sets out the Planning Considerations relevant to the subject licence application. 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 DCCAIE (Product of Collaboration with Department of Communications Energy and Natural Resources, Department of Transport Tourism and Sport, County and City Management Association, Office for Local Authority Management, National Roads Authority (TII)).
- The National Broadband Plan 2012 (and updated under Project Ireland 2040).

5.7.1 Project Ireland 2040 – The National Planning Framework

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

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

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

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

5.7.3 East and Midlands RSES (Regional Spatial Economic Strategy)

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

Section 6.4: The Region's Economic Engines and their Sectoral Opportunities:
In alignment with the Growth Strategy for the Region in Chapter 3, and in conjunction with the Settlement Strategy expressed in Chapter 4, it is an aim of the RSES that there is a convergence between where people live and work and that settlements improve the quality of life of their people.

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

Section 8.6 Communications Network and Digital Infrastructure

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

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

The provision of next generation broadband services to rural areas is a key enabling support to ensure smaller urban areas and rural areas are not at a disadvantage in attracting and retaining enterprise and employment compared to larger urban centres. The National Broadband Plan will play an integral role in delivering this infrastructure and revitalising businesses and communities across rural Ireland. This is a fast moving and evolving infrastructure and the region will need to be able to respond and adapt to future communications networks and technology along with changing work practices and emerging economic models.

Regional Policy Objective - RPO 8.25

Local authorities shall:

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

Regional Policy Objective - RPO 8.26

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

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

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

12.9.8 Telecommunications

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

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

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

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

Any impacts on rights-of-way and walking.

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

Zoning

The subject site is **not zoned** the development plan maps don't zoned public roads or footpaths. The lands to the north are zoned Objective.

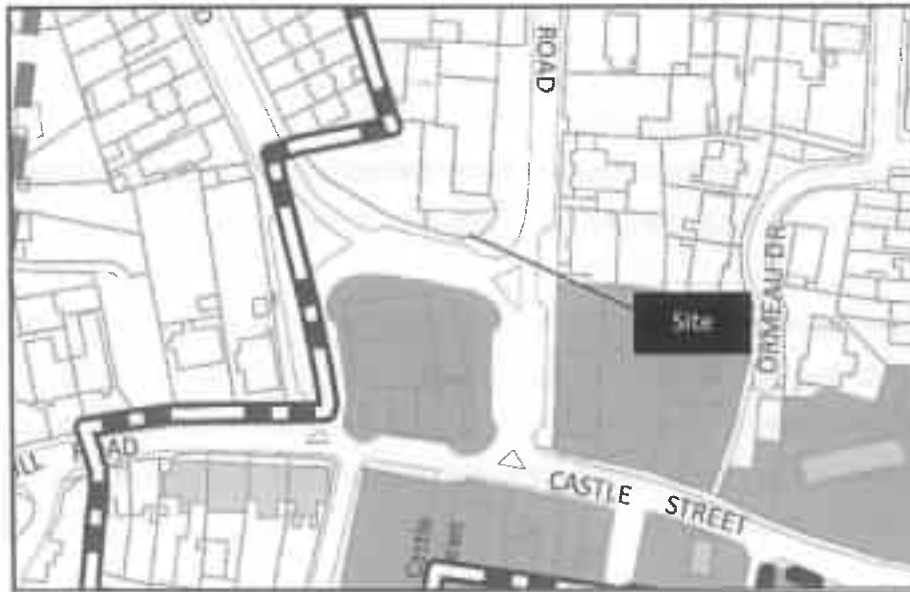


Fig No.9 Extract from DLR Development Plan 2022-28 zoning map (Map No.4).

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 a SAC/SPA. There are no Protected Structures nearby.

The site is within an **Architectural Conservation Area** ('ACA'). It is submitted that a concerted effort was made to find the most appropriate location for the streetpole as most of Dalkey and the surrounding area is within an ACA. The fact that there is already a tall street light at this location was considered to be critical. If acceptable by DLR council, it is proposed that the existing lamp standard will be removed and a lamp outreach arm to be fitted to the proposed streetpole. In effect the proposal is replacing like with like in so much as is

possible (albeit the new slimline structure is taller) in order to minimise the impact on the streetscape in light of the location in an ACA.

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 9 no. Visual Reference Points have been identified within a 146m radius of the site, 2 on Ulverton Road, 1 on Castle Street, 4 on Hyde Road, 1 on Carysford Road and 1 on Dalkey Avenue.

VRPs 1, 2 & 3 are taken from Ulverton Road (1³), Castle Street and Hyde Road (1) at distances of 31m, 62m and 46m respectively of the site. The pole and cabinet are clearly 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 4, 5, 8 & 9 are taken from Hyde Road (2,3,4) and Carysford Road) at distances of 56m, 69m, 65m and 101m respectively from the site. Only the top of the pole is 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.

³ 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.

There is no view of the structure from VRPs 6 & 7.

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 is not considered that such visual sighting of same would be detrimental to the visual amenities of the area, the community amenities or of the public realm at this location.

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

If acceptable by DLR council, it is proposed that the streetpole will replace the existing street light with the arm attached to the new streetpole at the same existing height. The visual impact will therefore largely be a like for like replacement, albeit the streetpole will be taller. This is important given the location of the site in an Architectural Conservation Area.

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 Hyde Road, Dalkey, Co. Dublin.

The principle of the proposed Alpha 3.0 pole structure has been accepted by numerous planning authorities and An Bord Pleanála, since the enactment of the legislation.

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

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

The proposed 15 metre pole solution will provide for optimum coverage as required in an area where there is a noted dearth in coverage. Additionally, given the current Covid 19 crisis, the newly acquired practices of wholesale 'Working from Home' have placed increasing demands on the network as noted by Government in recent Circulars and associated actions. It is also widely accepted that 'Working from Home' practices will become the new norm for a significant time period into the future. Therefore, the immediate urgency of this type of telecommunications infrastructure to address coverage gaps in the

network, in addition to increased demand, has never been so crucial to the ongoing economic and sustainable development of the Country.

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

On a site-specific basis, the proposed location will provide an appropriate setting for the proposed pole and cabinet where it will appear as normal utility infrastructure.

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

If acceptable by DLR council, it is proposed that the streetpole will replace the existing street light with the arm attached to the new streetpole at the same existing height. The visual impact will therefore largely be a like for like replacement, albeit the streetpole will be taller. This is important given the location of the site in an Architectural Conservation Area.

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

The planning authority is respectfully requested to consider the necessity for this infrastructure, which the market would not require if there was not a demand for

same. The planning authority is also requested to consider the meticulous site selection process undertaken, which has to satisfy the criteria of the planning authority in addition to the technical/radio requirements of the identified search ring.

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

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

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

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



David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS



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, Signal Infrastructure Limited and/or Celicom 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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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]

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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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
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Revision Date =
Survey Date = 31-Dec-1937
Levelled Date = 31-Dec-1940

DN023
Revision Date =
Survey Date = 31-Dec-1937
Levelled Date = 31-Dec-1940

File Format:
Tagged Image File Format (TIFF)

File Name:
R_50281839_1.tif

Clip Extent / Area of Interest (AOI):
LLX(LLW) = 727946.625, 728374.365
LTX(LTW) = 728689.325, 728320.7485
ULX(UTW) = 727946.625, 728320.7485
URX(UTW) = 728689.325, 728689.325

Projection / Spatial Reference:
WGS84 / WGS84 (World Geodetic System 1984)

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X,Y = 728317.975, 728347.7485

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Places

A PLANNING/ISSU



SITE OUTLINED IN RED

DELMEC

30 Barrowfield Business Park, Sleaty Road,
Graysacullen, Carrow, R65 E9W7,
Rep. of Ireland.

cellnex
driving telecom connectivity

Optical Infrastructure Ltd.
Suite 311, O House, 78 Pierce Road,
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Continental
Project Management
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Co. Laois.
PH: 00768 81165
Email: info@jasso.ie

PLANNING

Signal site ID: 00-000000
site ID: DU1669

Site: HYDE ROAD
PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN

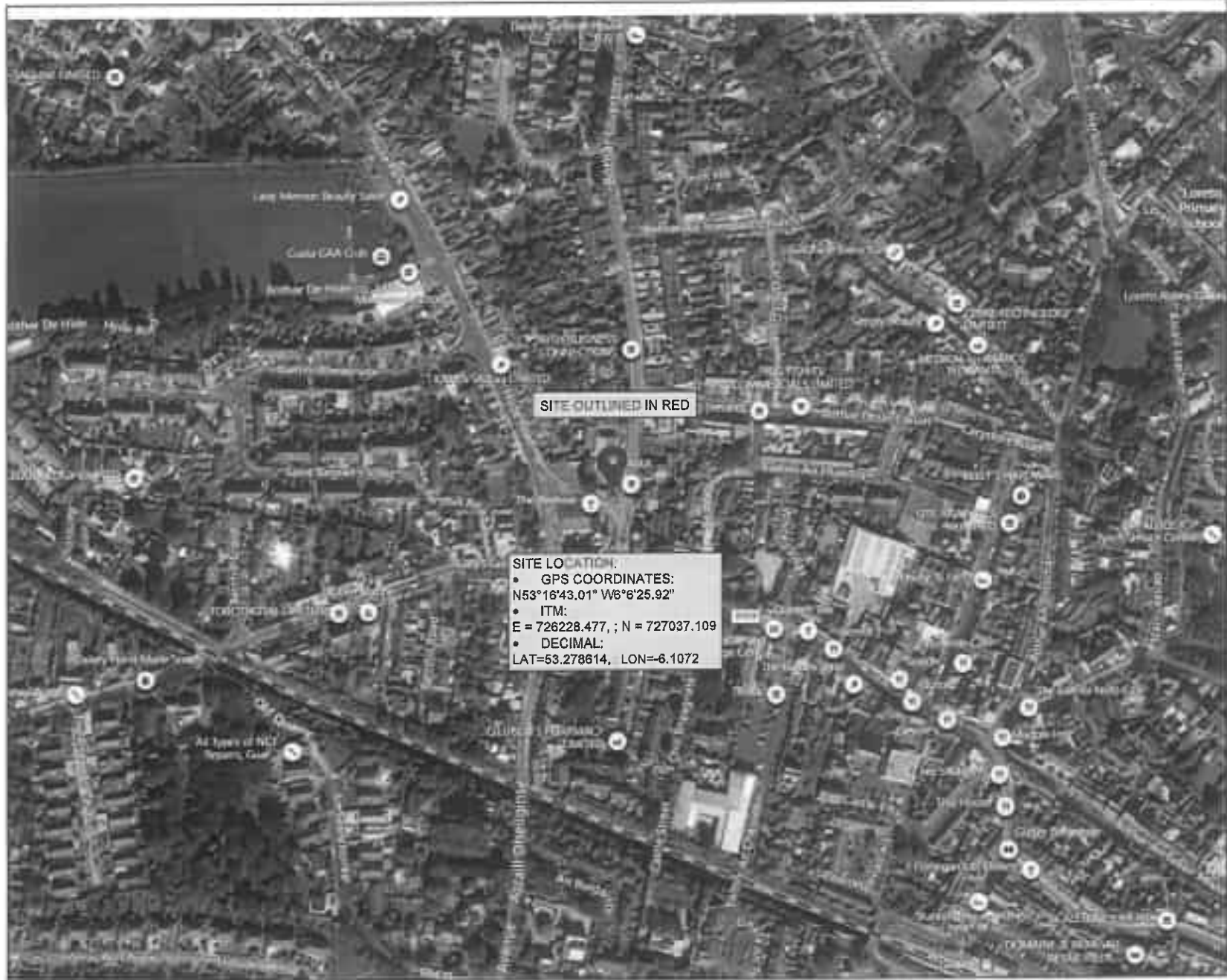
Title: CELLNEX SMART STREETPOLE
SITE LOCATION MAP

15m Alpha 3.0 STREETPOLE

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SITE OUTLINED IN RED

SITE LOCATION:
 • GPS COORDINATES:
 N53°16'43.01" W6°6'25.92"
 • ITM:
 E = 726228.477, ; N = 727037.109
 • DECIMAL:
 LAT=53.278614, LON=-6.1072

Rev	Revision	By
1	Revision	By

DELMEC

Park, Sleaty Road,
 Guescollen, Carlow, R93 E9W7,
 Ireland.

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 Sanyford Industrial Estate, Dublin 18,
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and Associates Consultancy

Civil Structural
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 Email

PLANNING

Project site ID: 020-00007
 Operator site ID: DU1869

Site Name: HYDE ROAD

Address: PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO.DUBLIN

CELLNEX SMART STREETPOLE
 SITE LOCATION MAP AERIAL PHOTO

Date: 12/04/2022
 No. 101

15m Alpha 3.0 STREETPOLE

E = 726388.985, N = 727162

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 / Source:
 Survey Ireland (OS)
 / Reference:

(DWG_02013)

Coordinates

3394-14
 3394-18
 3394-19

Date:
 12-Apr-2022

Data Release:
 Release V1.150.113

1:4



SITE OUTLINED IN RED

DELMEC

10 Barriside Business Park, Sleaty Road,
 Straguncullen, Carlow, R93 E3W7,
 Rep. of Ireland

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Jason Redmond & Associates Consulting Engineers

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 5 Llanard Court, Portlaoise,
 Co. Laois.
 Email:

PLANNING

Project ID CIG-03697

Operator ID

Site Name
 HYDE ROAD

PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO. DUBLIN

CELLNEX SMART STREETPOLE
 SITE LOCATION PLAN

Date 12.04.2022

wg No. DU1668-102

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- EXISTING FOOTPATHS 
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A	PLANNING ISSUE	Issue No.	1
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Revision

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10 Barrowside Business Park, Seely Road,
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Jason Redmond & Associates Consulting Engineers FS

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 Co. Laois
 PH: 09788 81155

PLANNING

Signal site ID: CG-4387

Operational site ID: DU1689

Site Name:

HYDE ROAD

Address:

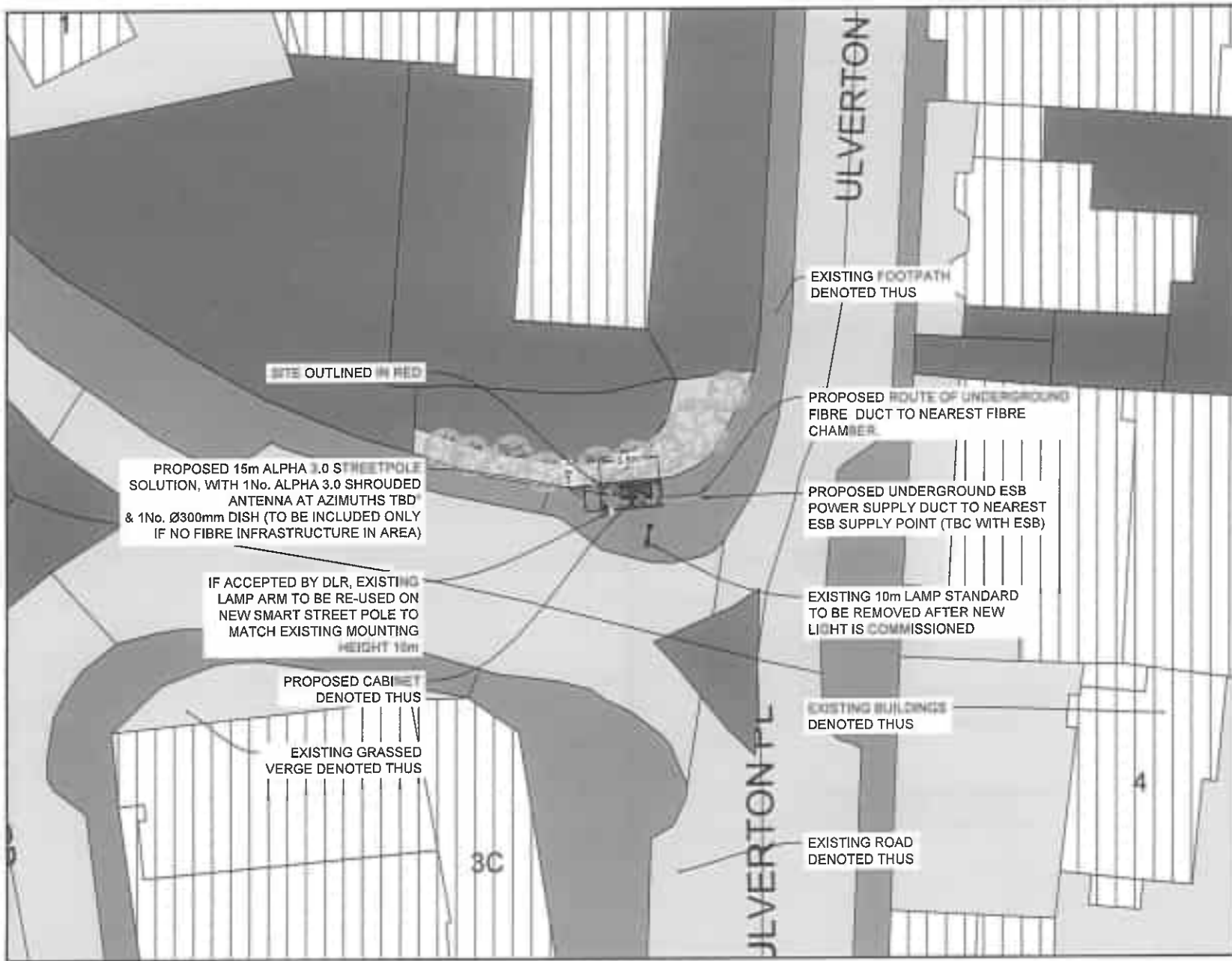
PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO. DUBLIN

Site:

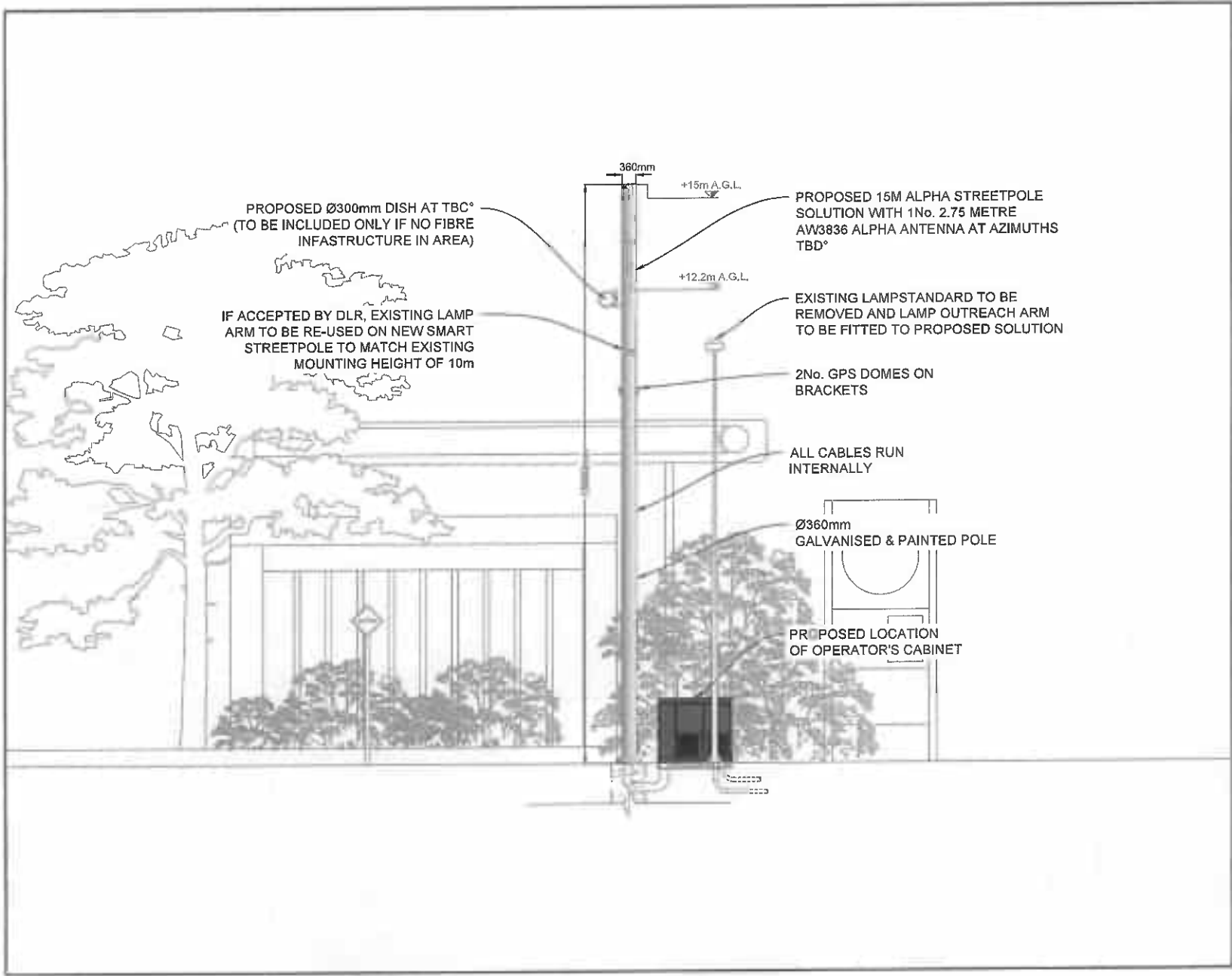
CELLNEX SMART STREETPOLE
 SITE LAYOUT PLAN

Date: 12/04/2022

No. 011888-100



SITE LAYOUT
 SCALE 1:250



PROPOSED Ø300mm DISH AT TBC°
(TO BE INCLUDED ONLY IF NO FIBRE
INFRASTRUCTURE IN AREA)

IF ACCEPTED BY DLR, EXISTING LAMP
ARM TO BE RE-USED ON NEW SMART
STREETPOLE TO MATCH EXISTING
MOUNTING HEIGHT OF 10m

PROPOSED 15M ALPHA STREETPOLE
SOLUTION WITH 1No. 2.75 METRE
AW3836 ALPHA ANTENNA AT AZIMUTHS
TBD°

EXISTING LAMPSTANDARD TO BE
REMOVED AND LAMP OUTREACH ARM
TO BE FITTED TO PROPOSED SOLUTION

2No. GPS DOMES ON
BRACKETS

ALL CABLES RUN
INTERNALLY

Ø360mm
GALVANISED & PAINTED POLE

PROPOSED LOCATION
OF OPERATOR'S CABINET

ELEVATION
SCALE 1:100

15m Alpha 3.0 STREETPOLE

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Grangecliff, Carlow, R93 B2W7,
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cellnex
driving telecom connectivity

Signal Infrastructure Ltd.
Suite 211, Q 76 Furze Road,
Sandymount Ind. Park, Dublin 4,
IRELAND.

Jason Redmond & Associates Consulting Engineers

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Co. Laois.
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Email: info@jraoc.ie

PLANNING

Signal site ID	CG-00-97
----------------	----------

Client name	DUBLIN
-------------	--------

Name	HYDE ROAD
------	-----------

Site Address:
PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO. DUBLIN

CELLNEX SMART STREETPOLE
ELEVATION

Date	
------	--

No.	01/1000-0000
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Rev	Issue	Date	By
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DELMEC

Barronville Business Park, Sleebie Road,
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driving telecom connectivity

Capitol Infrastructure Ltd,
 Suite 311, Q House, 76 Furze Road,
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 D16 YV50, IRELAND.

and Associates Consultancy

▲
 Civil Structural
 Project Management
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 PH: 05766 81155

PLANNING

Project	site ID	DU1669
Client	site ID	DU1669

HYDE ROAD

Address
 PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO. DUBLIN

CELLNEX SMART STREETPOLE
 SCHEMATIC ELEVATION

15m Alpha 3.0 STREETPOLE

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FRONT VIEW



R/H SIDE VIEW



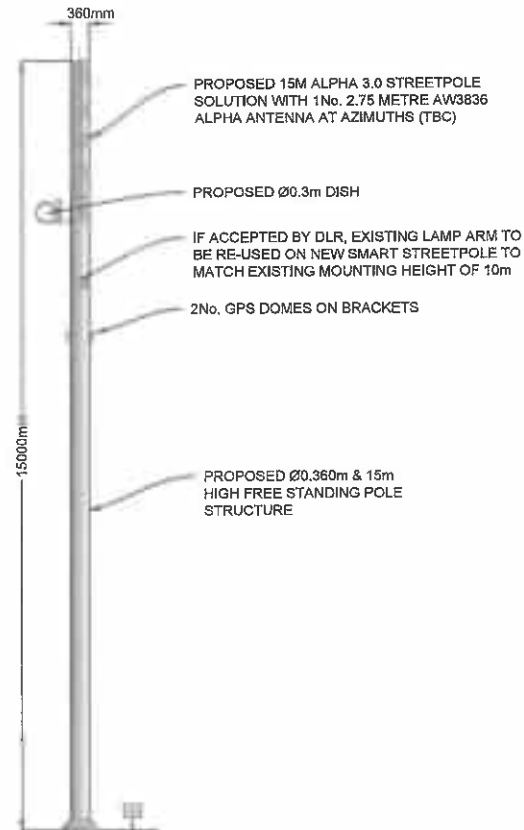
L/H SIDE VIEW



ISO. VIEW

CABINET DETAILS

SCALE 1:25



TYPICAL POLE

SCALE 1:100

PLANNING ISSUE			
No.	Revision	Date	By

DELMEC

cellnex
driving telecom connectivity
Digital Infrastructure Ltd.
Suite 311, O'Houren, 75 Furze Road,
Sandycroft Industrial Estate, Dublin 18,
D18 YV50, Ireland

Chief Structural
Project Management
6 Linnard Court, Portlaoine,
Laois.

PLANNING

gnal site ID: CIG-03697

Client: [Redacted]

to Name: HYDE ROAD

PROJECT: PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN

CELLNEX SMART STREETPOLE
STANDARD ELEVATION AND DETAILS

Date: 12/04/2022
No. DU1669-105

15m Alpha 3.0 STREETPOLE

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Aigunallen, Carlow, R93 E5W7,
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James Redmond & Associates Consulting Engineers

Structural
Project Management
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Co. Laois
Ph: 05766 81155
Email: info@jras.ie

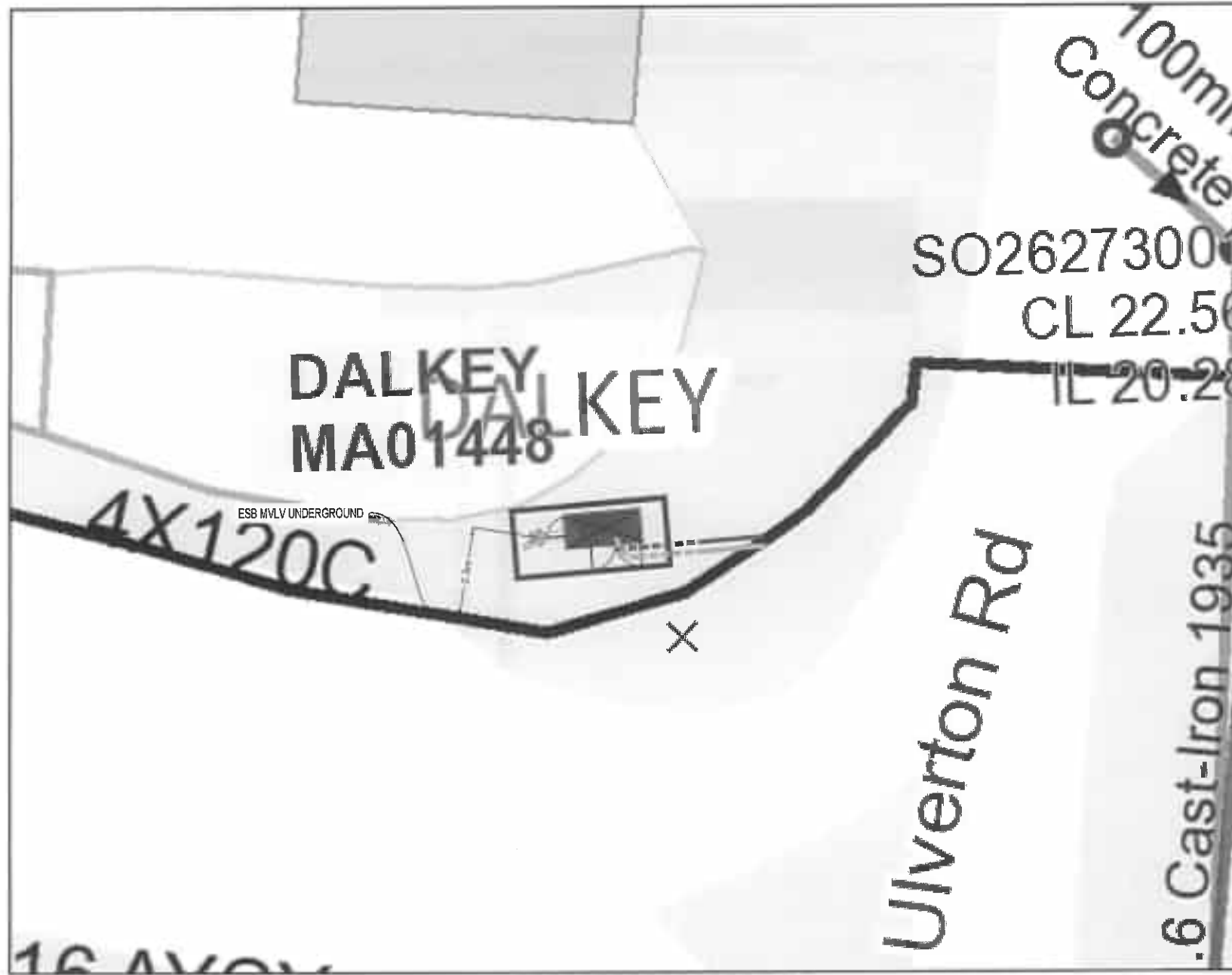
PLANNING

Project site ID: **CEL-3007**
Drawing site ID: **DU1669**

Site Name: **HYDE ROAD**
Site Address: **PUBLIC FOOTPATH ALONG HYDE ROAD,
HYDE ROAD, DALKEY
CO. DUBLIN**

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

Drawn: [Signature] Scale: 1:100 Date: [Blank]
Checked: [Signature] Date: [Blank]



UNDERGROUND SERVICES
SCALE 1:100

15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL APPLICABLE PLANNING PERMITS AND CONDITIONS. ANY CHANGES TO BE MADE TO THIS DRAWING MUST BE APPROVED BY THE LOCAL AUTHORITY. CONSULTANTS TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK PROCEEDS.

NOT FOR CONSTRUCTION



A	ISSUED FOR	DATE	BY

DELMEC

Barnoside Business Park, Steady Road,
 Carrigrohane, Carlow, R93 E9W7,
 Ireland.



Cellnex Infrastructure Ltd,
 Suite 211, O'Connell House, 76 Turpin Road,
 Sandyford Industrial Estate, Dublin 16,
 D18 YV50, IRELAND.

Project Management & Planning Consulting Engineers

Project Management
 5 Llanard Court, Portlaoise,
 Co. Laois,
 PH: 05786 81155
 Email: info@pmc.ie

PLANNING

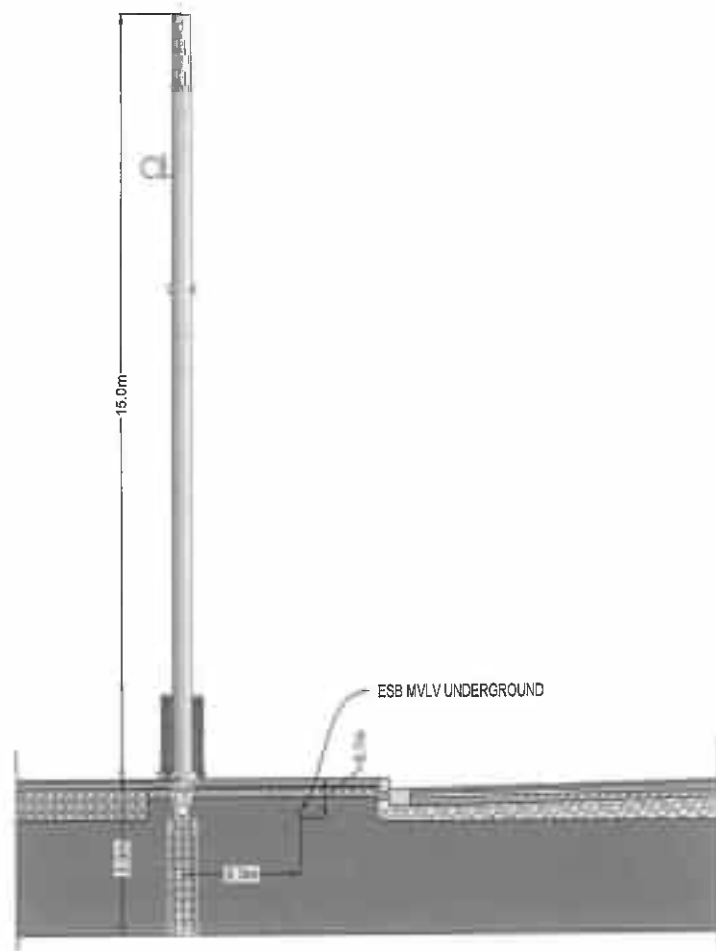
Signal site ID: **CG 00017**

Operator site ID: **DU1669**

Site Name: **HYDE ROAD**

Site Address: **PUBLIC FOOTPATH ALONG HYDE ROAD,
 HYDE ROAD, DALKEY
 CO. DUBLIN**

Title: **SIGNAL SMART STREETPOLE
 ELEVATIONS**



UNDERGROUND SERVICES

SCALE 1:100

15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS & SPECIFICATIONS
 DRAWINGS PREPARED FOR THE PROJECT TO BE USED UNDER A CONTRACT OF
 INFORMATION SOUTH OF RAINY CREEK - 2016

BE AWARE OF ANY CHANGES BEFORE WORK

NOT FOR CONSTRUCTION

VISUAL REFERENCE POINTS

DWG NO.	LOCATION	COORDINATES (ITM)	DISTANCE	BEARING	VISIBILITY
1	ULVERTON ROAD 1	726246.4139, 727012.8265	31M	144°	Pole and cabinet visible.
2	CASTLE STREET	726248.0963, 726977.3066	62M	163°	Pole and cabinet visible.
3	HYDE ROAD 1	726183.7710, 727019.5172	46M	250°	Pole and cabinet visible.
4	HYDE ROAD 2	726186.7272, 726998.8754	56M	228°	Top of pole visible.
5	CARYSFORT ROAD	726251.4895, 727101.0990	69M	21°	Top of pole visible.
6	ULVERTON ROAD 2	726241.0338, 727180.9194	146M	6°	Pole not visible.
7	DALKEY AVENUE	726181.1376, 726922.9596	121M	204°	Pole not visible.
8	HYDE ROAD 3	726168.6842, 727064.2892	65M	297°	Top of pole visible.
9	HYDE ROAD 4	726147.8980, 727100.8243	101M	310°	Top of pole visible.

A INITIAL ISSUE	
Revision	Date

DELMEC

20 Barrowlands Business Park, Sleaty Road,
 Glasnevin, Co. Dub., D15 E3W7,
 Rep. of Ireland.

cellnex[™]
 driving telecom connectivity

Signal Infrastructure Ltd.
 Suite 311, G House, 78 Finsse Road,
 Sandycove Industrial Estate, Dublin 14,
 D16 YV60, IRELAND.

Chief Planner & Associates Consulting Engineers


 Civil Structural
 Project Management
 6 Lismore Court, Portlaoise,
 Co. Laois.
 PH: 02768 01105

PLANNING

Operator site ID: DU1669

Operator site ID: DU1669

Site name: HYDE ROAD

Address: PUBLIC FOOTPATH ALONG HYDE ROAD

HYDE ROAD, DALKEY

CO. DUBLIN

Title: SIGNAL SMART STREETPOLE

VRP INFORMATION

Drawn by: [Signature]

Checked by: [Signature]

Approved by: [Signature]

Scale: 1:1000

Project No.: [Number]

Client: [Name]



15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS IN ARCHITECTURE'S DRAWING PACKAGE. CONSULT ARCHITECTURE'S DRAWING PACKAGE FOR A COMPLETE LIST OF INFORMATION EXEMPT FROM ANY COURT ORDER.

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NO.	REVISION	DATE	BY

DELMEC

18 Merrion Road, Park, Stoney Road,
 Dublin 4, Ireland
 Tel: 01 454 4000

cellnex

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Cellnex Infrastructure Ltd.
 Suite 311, Q House, 76 Finsley Road,
 Sandymount Industrial Estate, Dublin 15,
 D15 YV50, IRELAND.

Redmond & Associates Consultancy Engineers

Civil Structural
 Project Management
 5 Larnard Court, Portlaoise,
 Co. Laois.
 PH: 05780 01105

PLANNING

Signal site ID: **CEL 0007**

Operation site ID: **DUB008**

Site Name:

HYDE ROAD

Address:

**PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO.DUBLIN**

Title:

**SIGNAL SMART STREETPOLE
 VRP INFORMATION**

Drawn: **[Signature]** Scale: **1:1**

Dwg No. **DU1669-VRP INF**



VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS & PRECEDENTS
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 PROCEEDS.

NET FOR CONSTRUCTION

No.	Description	Scale	Rev.	Date

DELMEC

18 Berrymore Business Park, Sashy Road,
 Straughtree, Carlow, N23 EW7,
 Rep. of Ireland.

cellnex
driving telecom connectivity

Cignal Infrastructure Ltd
 Suite 311, Q House, 70 Furze Road,
 Gandyford Industrial Estate, Dublin 18,
 D18 YV06, IRELAND.

Senior Structural & Accessory Consulting Engineers

Project Management
 6 Limerick Court, Portlaoise,
 Co. Laois.
 PH: 05790 81163
 Email: info@jrsac.ie

PLANNING

Signal site ID **CGI 0387**

Generator site ID **DU1669**

Site Name **HYDE ROAD**

Site Address **PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO.DUBLIN**

Signal Name **CIGNAL SMART STREETPOLE
 VRP 1**

No. **13/2005 121**



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL SPECIFICATIONS AND NOTES
 DRAWINGS PROVIDED HEREON AND NOT BEING SUBJECT TO AN AIAI, WHERE A CONFLICT OF
 INFORMATION EXISTS DRAWING SHALL PREVAIL - AIAI

COMPLIANCE TO BE INFORMED IMMEDIATELY OF ANY DISCREPANCIES BEFORE WORK
 PROCEEDS

NOT FOR CONSTRUCTION

1	220402
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DELMEC

41 Broomfield Road, New York, NY 10012
 212-261-1000

cellnex
 driving telecom connectivity

Signal Infrastructure Ltd.
 Suite 311, G House, 78 Funn Road,
 Duncannon Industrial Estate, Dublin 18,
 D18 YV60, IRELAND.

Joint Network & Apparatus Cabling Engineers

5
 PH: 01273 811111

PLANNING

Project site ID: DG 5287

Location or site ID: DUB 000

Site Name

HYDE ROAD

Address

**PUBLIC FOOTPATH ALONG HYDE ROAD
 HYDE ROAD, DALKEY
 CO.DUBLIN**

Site

**SIGNAL SMART STREETPOLE
 VRP 2**

Scale 1:1

Scale 1:1

Scale 1:1

Scale 1:1

Scale 1:1

Scale 1:1

Scale 1:1

Scale 1:1



VRP3 - WITHOUT SOLUTION IN PLACE



VRP3 - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS & AMENDMENTS
DRAWINGS PREPARED UNDER THE CONTROL OF THE ENGINEER'S OFFICE IN ACCORDANCE WITH THE
REGULATIONS OF THE ENGINEERING COUNCIL OF IRELAND (ECOI) AND THE
REGULATIONS OF THE ENGINEERING COUNCIL OF IRELAND (ECOI) AND THE
REGULATIONS OF THE ENGINEERING COUNCIL OF IRELAND (ECOI)

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

Rev	Revision	By	Date

DELMEC

18 Rossmore Industrial Estate, Ash Road,
Rathfriland, County Wick, Ireland
Tel: 01276 811155

cellnex
driving telecom connectivity

Signal Infrastructure Ltd.
Suite 511, O House, 76 Furze Road,
Dandahill Industrial Estate, Dublin 18,
D18 YV60, IRELAND.

James O'Sullivan & Associates Consulting Engineers

**Civil Structural
Project Management**
5 Lismont Court, Portlaoise,
Co. Laois.
Ph: 05796 81155
Email: info@jra.ie

PLANNING

Signal site ID: **CVL 0007**

Operator site ID: **DU1669**

Site Name:

HYDE ROAD

Address:
**PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN**

Title:

**SIGNAL SMART STREETPOLE
VRP 3**

Date: **21/01/2022**

Scale: **M**

No. **017188-123**



VRP5 - WITHOUT SOLUTION IN PLACE



VRP5 - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

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A	DATE/ISSUE	By	Clid
No	Revision		

DELMEC

10 Barrowside Business Park, Sleaty Road,
Graiguescullen, Celsoy, R93 E3W7,
Rep. of Ireland.

cellnex

driving telecom connectivity

Cignal Infrastructure Ltd.
Suite 211, Q House, 76 Puzos Road,
Sandyford Industrial Estate, Dublin 18,
D18 Y9K2, IRELAND.

Jason Redmond & Associates Consulting Engineers

CR&A Structural
Project Management,
5 Linnard Court, Portlaoise,
Co. Laois.
PH: 05786 91445
Email: info@crasa.ie

PLANNING

Cignal site ID	DU1669
Operator site ID	DU1669

HYDE ROAD

Site Address
PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN

CIGNAL SMART STREETPOLE
VRP 5

No.	17/10/2015
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VRP6 - SOLUTION NOT VISIBLE

15m Alpha 3.0 STREETPOLE

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CONTRACTOR TO BE ADVISED IMMEDIATELY OF ANY CHANGES BEFORE WORK PROCEEDS.

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METAL ISOLE

DELMEC

Enterprise Business Park, Hyde Road,
Dalkey, Co. Dublin, Ireland

cellnex[™]

driving *the future of connectivity*

Cellnex Infrastructure Ltd.
Suite 311, Q House, 78 Parnock Road,
Gandyford Industrial Estate, Dublin 18,
IRELAND.

Structural & Mechanical Consulting Engineers

Cell Structural
Project Management
6 Linnest Court, Portlaoise,
Co. Laois.
Ph: 05786 81155
Email: info@csce.ie

PLANNING

Final site ID: CQ_10007

Construction site ID: 100000

Site Name: HYDE ROAD

Site Address: PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN

SIGNAL SMART STREETPOLE
VRP 6

Date: 21/01/2022
No. 077528-128



VRP7 - SOLUTION NOT VISIBLE

15m Alpha 3.0 STREETPOLE

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CONTRACT DOCUMENTS AND SPECIFICATIONS TO BE USED WITHIN A COMPLETE SET OF
DRAWINGS FOR THE PROJECT - JRS

NOT FOR CONSTRUCTION

Rev	Revision	Date	By	Chk

DELMEC

20 Barronside Business Park, Steely Road,
Greigscullen, Carlow, RG3 E3W7,
Rep. of Ireland.

cellnex

driving telecom connectivity

Signal Infrastructure Ltd.
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D15 YV68, IRELAND.

Jason Redmond & Associates Consulting Engineers

Civil Structural
Project Management
5 Llanand Court, Portlaoise,
Co. Laois
Ph: 05780 81155

PLANNING

Signal site ID: **CG 0357**
Operator site ID: **DUM669**

Site Name:
HYDE ROAD
Address:
**PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN**

Site:
**SIGNAL SMART STREETPOLE
VRP 7**

Drawn: [Redacted] Date: 2023/03/07
Checked: [Redacted] Date: 2023/03/07
No. **2411999-127**



VRPs - WITHOUT SOLUTION IN PLACE



VRPs - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

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

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SYMBOLS

DELMEC

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Ireland

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Cellnex Infrastructure Ltd.
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Senior Technical & Commercial Consulting Engineers

Civil Structural
Project Management
8 Linnard Court, Portlaoise,
Co. Laois
PH: 05756 81185
Email: info@asso.ie

PLANNING

Signal site ID: **CRJ 2007**

Generator site ID: **CRJ1907**

Site Name:
HYDE ROAD

**PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN**

**SIGNAL SMART STREETPOLE
VRP 8**

Date: 21/04/2022

Scale: N/A

No. **CRJ 1907 125**



VRP9 - WITHOUT SOLUTION IN PLACE



VRP9 - WITH SOLUTION IN PLACE

15m Alpha 3.0 STREETPOLE

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COMMITMENTS TO BE OBSERVED IMMEDIATELY OF ANY DISCREPANCY BEFORE WORK PROCEEDS

NOT FOR CONSTRUCTION

1	01/24/2024	DATE	01/24/2024
2	Revision	ISSUE NO.	1.0

DELMEC

10 Barronside Business Park, Sleafy Road,
Bray, Wicklow, Co. Wick, E15 2W7,
Rep. of Ireland.

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Cignel Infrastructure Ltd.
Suite 311, O House, 78 Funch Road,
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D18 YV50, IRELAND.

James McKeown & Associates Consulting Engineers



5 Linnard Court, Portlaoise,
Co. Laois.
PH: 05788 81155
Email: info@jmac.ie

PLANNING

Signal site ID 00000000

Operator site ID DU1669

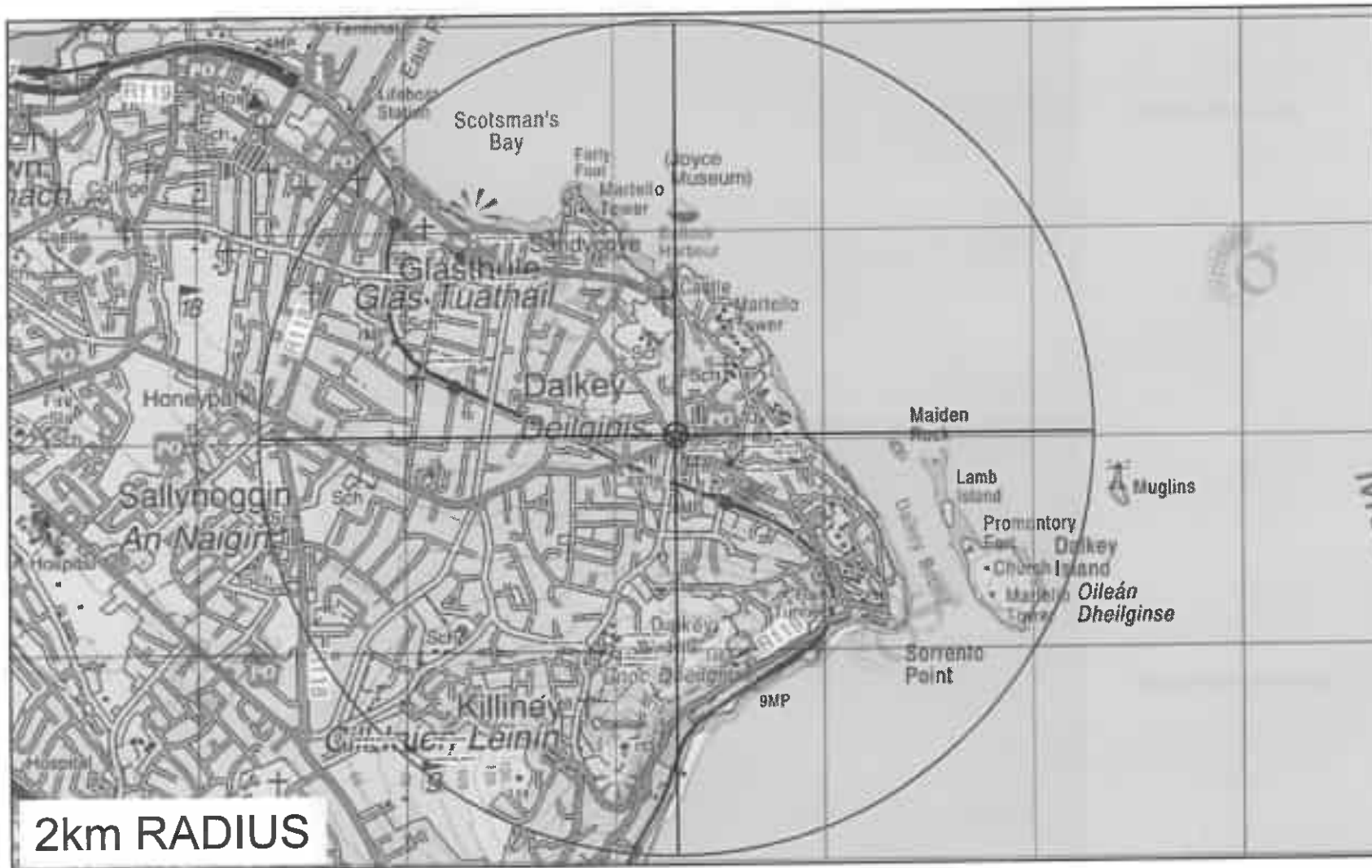
Site Name
HYDE ROAD

Site Address
**PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN**

Title
**SIGNAL SMART STREETPOLE
VRP 9**

Scale: 1:100
No. **13/2024-02**

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



2km RADIUS

LOCATION MAP
SCALE 1:20,000



No.	Revision	Date	By	Check

DELMEC

10 Barnowide Business Park, Sleaty Road,
Graiguesullen, Carlow, R93 E9W7,
Rep. of

celnex
driving telecom connectivity
Signal Infrastructure Ltd.
Suite 311, Q House, 76 Furze Road,
Sandycove Industrial Estate, Dublin 18,
D18 YV50, IRELAND.

Jason Redmond & Associates Consulting Engineers

▲
Civil Structural
Project Management
5 Lisnard Court, Portlaoise,
Co. Laois.
Ph: 05785 81165

PLANNING

Signal site ID: CIG-03697

Site ID: 241888

Name: HYDE ROAD

Address: PUBLIC FOOTPATH ALONG HYDE ROAD
HYDE ROAD, DALKEY
CO.DUBLIN

CELLNEX SMART STREETPOLE
COMREG MAP

Project	Scale	Date
	Scale 1:20,000	

No. DU1669-107

Our Case Number: ABP-315008-22

Planning Authority Reference Number: CTT.22.037-254360



An
Bord
Pleanála

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

Date: 11 MAR 2024

Re: Section 254 license for overground communications infrastructure,
Junction of Hyde Road and Ulverton Road, Dalkey, Co. Dublin.

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

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

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

Yours faithfully,

Executive Officer



Tel	Tel	(01) 858 8100
Glaos Áisiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2554
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

54 Srait Macíobhríde
Baile Átha Cliath 1
D01 V902

54 Marlborough Street
Dublin 1
D01 V902



An
Bord
Pleanála

**Board Order
ABP-315008-22**

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: CTT.22.037-254360

Appeal by Signal Infrastructure Limited care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 13th day of September, 2022 by Dún Laoghaire-Rathdown County Council to refuse a licence.

Licence Application: Provision of a 15 metres high Smart Streetpole Solution at Hyde Road, with an approximate diameter of 360 millimetres and galvanised and painted in finish up to 12.25 metres in height. Above the 12.25 metres height, an antenna will be mounted to a finishing height of up to 15 metres. The antenna will be shrouded by a 360 millimetres sheath to match the pole. The pole would be accompanied by an Operator Cabinet. The antenna and structure are designed to blend in with the streetscape, are Irish made and will provide instant improvement in coverage. All at Hyde Road, Dalkey, County Dublin.

Decision

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

REASONS AND CONSIDERATIONS

Having regard to the provisions of section 254 of the Planning and Development Act, 2000, as amended, to national, regional and local policy objectives, as represented in the Dún Laoghaire-Rathdown County Development Plan, 2022 - 2028 and to the 'Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities', issued by the Department of the Environment, Heritage and Local Government in 1996, as updated by circular letter PL 07/12 in 2012, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be visually obtrusive, would not injure the amenities of the area or the residential amenities of properties in the vicinity, would not be prejudicial to public health, would not detract from the character and special interest of an area which has been designated as an Architectural Conservation Area (ACA) and, would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination, screening for environmental impact assessment or environmental impact assessment is required.

CONDITIONS

1. The licence shall be valid for five years from the date of this order. The telecommunications structure and related ancillary structures including any access arrangements shall then be removed and the site lands shall be reinstated on removal of the telecommunications structure and ancillary structures unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

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

2. Provision shall be made for a lamp standard to be accommodated on the proposed monopole structure, and the existing adjacent lamp standard shall be removed, to the satisfaction of the planning authority. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Prior to commencement of development, a road opening licence shall be obtained by the applicant and its costs shall be paid to the planning authority, full details of which shall be submitted to, and agreed with, the planning authority.

Reason: In the interests of pedestrian and vehicular safety, clarity and orderly development.

4. The developer shall allow, subject to reasonable terms, other licenced mobile telecommunications operators to co-locate their antenna onto the proposed structure.

Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.

5. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application for the Licence and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

6. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health and to prevent flooding.

7. Details of the proposed colour scheme for the pole, antennas equipment and containers shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

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

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

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

9. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



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

Dated this 7th day of March 2024.

Licence Number: CRM 254360

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

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

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

Dún Laoghaire-Rathdown County Council ("the Council")
in conjunction with An Bord Pleanála (ABP-315008-22)
grants to
Signal Infrastructure Ltd ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet
measuring externally 2.50m²(0.798mL × 1.898mW × 1.652mH),
and a pole area 0.102m² (height 15m)

at the junction of Hyde Road and Ulverton Road in Dalkey Co. Dublin
subject to the special Licence Conditions hereunder in the attached Schedule

Underwriter: Zurich Insurance

Public Liability Insurance: Policy no. [REDACTED]

Date of grant of licence: 07/03/2024

Expiry date of licences: 06/03/2029

James Pielon

Senior Engineer

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



SCHEDULE OF CONDITIONS

1. The licence shall be valid for five years from the date of this order. The telecommunications structure and related ancillary structures including any access arrangements shall then be removed and the site lands shall be reinstated on the removal if the telecommunications structure and ancillary structures unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

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

2. Provision shall be made a lamp standard to be accommodated on the proposed monopole structure and the existing adjacent lamp standard shall be removed, to the satisfaction of the planning authority. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

3. Prior to commencement of development, a road opening licence shall be obtained by the applicant and its costs shall be paid to the planning authority, full details of which shall be submitted to, and agreed with, the planning authority.

Reason: In the interest of pedestrian and vehicular safety, clarity and orderly development.

4. The developer shall allow, subject to reasonable terms, other licenced mobile telecommunications operators to co-locate their antenna onto the proposed structure.

Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.

5. The transmitter power output antenna type and mounting configuration shall be in accordance with the details submitted with this application for the licence and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alternations.

6. Surface water drainage arrangements for the proposed development shall comply with the requirements for the planning authority.

Reason: In the interest of public health and to prevent flooding.

7. Details of the proposed colour scheme for the pole, antennas equipment and containers shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

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

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

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



9. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from, the planning authority.

Reason: in order to safeguard the residential amenities of the property in the vicinity.

