

An  
Coimisiún  
Pleanála

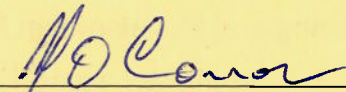
**Direction**  
**CD-021184-25**  
**ABP-322468-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 06/11/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

**Planning**

**Commissioner:**

  
Marie O'Connor

**Date:** 07/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to:

- (a) the guidelines relating to telecommunications antennas and support structures issued by the Department of the Environment and Local Government to planning authorities in July 1996,
- (c) the Dublin City Development Plan 2022-2028, including the Z1 zoning, Policy S145 (Support for Digital Connectivity) and Section 15.18.5 (Telecommunications and Digital Connectivity),

- (d) Circular Letter PL 07/12 issued by the Department of the Environment, Community and Local Government (October 2012), and
- (e) the nature and scale of the telecommunications support structure proposed to be retained, and the specific case characteristics, including the ongoing development at the subject site and the timing for removal of the structure as set out in the conditions,

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area, would be in accordance with the provisions of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered that the development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission concluded that the development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to 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 development shall be retained in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

**Reason:** To clarify the plans and particulars for which permission is granted.

2. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application 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.

- 3 In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of 12 months, the structures shall be removed and the site shall be reinstated. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, within 6 months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the operators expense.

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

- 4 The developer shall provide and make available at reasonable terms the proposed communications structure for the provision of mobile telecommunications antenna of third-party licensed mobile telecommunications operators.

**Reason:** In the interest of visual amenity and the proper planning and sustainable development of the area.

**Note:**

The Commission noted that in accordance with section 34(13) of the Planning and Development Act 2000 as amended 'a person shall not be entitled solely by reason of a permission under this section to carry out any development'.