

An
Coimisiún
Pleanála

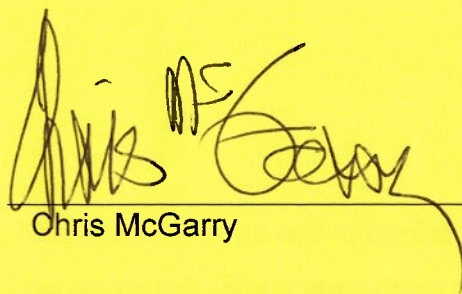
Direction
CD-020812-25
ABP-322542-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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:


Chris McGarry

Date: 26/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

(a) the national strategy regarding the improvement of mobile communications services,

(b) the guidelines relating to telecommunications antennas and support structures which were 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 23 zoning, Policy 8145 (Support for Digital Connectivity) and Section 15.18.5, (Telecommunications and Digital Connectivity),

(d) the Circular Letter PL07/12 issued by the Department of the Environment, Community and Local Government in October 2012, and

(e) the nature and scale of the proposed telecommunications support structure to be retained,

(f) the specific case characteristics including the ongoing development at the subject site and the timing for removal of the structure as set out by condition.

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not be contrary to the overall provisions of the current development plan for the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The monopole structure and all associated equipment including antennas, dishes and ancillary ground-based equipment cabinets shall be removed from the site no later than 1st September 2026 and the site shall thereafter be landscaped as communal amenity space to serve the residential development undergoing construction on the site in accordance with the relevant planning

permission for the residential development. Photographic evidence confirming the removal of the structure and associated elements, shall be submitted to the planning authority no later than one week after the 1st September 2026.

Reason: In the interest of clarity and orderly development.

- 3 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.