



An  
Bord  
Pleanála

## Board Order ABP-317900-23

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D23A/0396**

**Appeal** by Amgen Technology (Ireland) UC care of PM Group of Lough Mahon Technology Park, Blackrock, Cork and by The National Rehabilitation Hospital care of O'Connell Mahon Architects of 9 Fitzwilliam Place, Dublin against the decision made on the 3<sup>rd</sup> day of August, 2023 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to ESB Telecoms Limited of Building 2, Swift Square, Northwood Park, Northwood, Santry, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The erection of a 30-metre-high monopole telecommunications structure carrying antennae, dishes and ancillary equipment, including a lightning finial, to share with other licensed operators. To include associated ground-mounted equipment within a 2.4-metre-high palisade fenced compound and all associated groundworks, all at at ESB's existing Pottery Road 110kV substation, Pottery Road, Dun Laoghaire, County Dublin.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to:

- (a) the Dun Laoghaire-Rathdown County Development Plan 2022-2028,
- (b) the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July 1996, as updated by circular letter PL 07/12,
- (c) the zoning objective of the site,
- (d) the low landscape sensitivity of the area,
- (e) the nature and scale of the proposed telecommunication structure, and
- (f) the demonstrated need for the telecommunications infrastructure at this location,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not be visually intrusive, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that the 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 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 proposed development shall be carried out and completed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The developer shall provide and make available, at reasonable terms, the proposed support structure for the provision of mobile telecommunications antenna of third-party licenced telecommunications operators.

**Reason:** In the interest of avoidance of multiplicity of telecommunications structures in the area, and in the interest of visual amenity and proper planning and sustainable development.

3. Within six months of the cessation of the use of the telecommunications structure, all structures permitted under this permission shall be removed from the site, and the site shall be reinstated at the operator's expense in accordance with a scheme to be agreed in writing with the planning authority as soon as practicable.

**Reason:** In the interest of protecting the landscape.

4. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site without a prior grant of planning permission.

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

5. Details of the proposed colour scheme for the telecommunications structure and ancillary structures 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.



**Joe Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 9<sup>TH</sup> day of May 2024.