



Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: S254W/02/24

Appeal by Emerald Tower Limited against the decision made on the 12th day of August, 2024 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Streetworks solutions to address identified mobile and wireless broadband coverage blackspots. The installation of an 15 metre dual operator pole, associated equipment, together with ground-based equipment, cabinets and all associated site development works for wireless data and broadband services at Public grass verge along Ongar Road, Clonsilla, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of section 254 of the Planning and Development Act, 2000, as amended, the government's guidelines on Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities (1996), to the principles of siting and design of telecommunications structures set out in Section 14.20.10 and Objective DMSO224 of the Fingal Development Plan 2023-2029, and to the relative height and exposed location of the proposed development within the grass verge along the south side of the Ongar Distributor Road and in very close proximity to the adjoining Mount Symon Dale residential estate, it is considered that the proposed development would give rise to serious injury to the visual amenity of the area and the residential amenity of the housing to the immediate south. The proposed development would, therefore, be contrary to 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 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.'


Marie O'Connor
Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *30th* day of *January* 2026.