

An
Bord
Pleanála

Board Order ABP-321297-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: TIL023-22

Appeal by Emerald Tower Limited care of Entrust Limited of Unit 1D Deerpark Business Centre, Oranmore, County Galway against the decision made on the 2nd day of October 2024 by Dublin City Council to refuse a licence.

Licence Application: Section 254 Licence: The installation of an 18 metre dual operator pole, associated equipment, together with ground-based equipment cabinets and all associated site works for wireless data and broadband services at Vernon Avenue, R808, Greenlanes, Clontarf, 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 **REFUSE 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 proliferation of poles, including the existence of a similar type telecommunications pole within 30 metres of the site, in a predominantly residential area, the Board considered that the proposed development would exacerbate the visual clutter along this section of Vernon Avenue and would adversely impact on the visual amenities of the area and would, therefore, be contrary to 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.

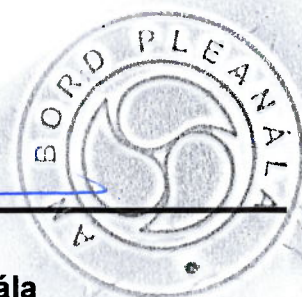
In deciding not to accept the Inspector's recommendation to grant permission, the Board expressed concerns that the proposed telecommunications pole, taken in conjunction with other street furniture in the area, including sign posts, street lamps and an existing telecommunications street pole and associated cabinets would accentuate visual clutter which would impact on the visual amenities of the area and would detract from the established residential character of the area. The Board further considered that the applicant failed to explore in sufficient detail other alternative locations in the vicinity, or amalgamating the coverage requirements by providing one single pole along this section of Vernon Avenue which could equally provide coverage for the area. While the Board noted that the grounds of appeal indicated that it was not possible to co-locate the Eir apparatus on the existing pole, the Board were of the opinion that one pole could be sufficient to accommodate the proposed apparatus under the current application together with other operator 30 metres to the north, thereby obviating the need for two separate street poles in such close proximity.



Paul Caprani

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this 8th day of April 2025