

An
Coimisiún
Pleanála

Commission Order

ABP-322071-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: CTT.24.066-320717

Appeal by Dorene Palmer and Brenda McSweeney of 25 Rochestown House, Sallynoggin, County Dublin against the decision made on the 11th day of July, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a licence to Emerald Tower Limited care of Entrust Limited of Unit 1, First Floor, Oranmore Business Park, Oranmore, County Galway.

Licence Application: Licence to place and maintain two telecommunications cabinets measuring externally for cabinet number 1 at 1.976 cubic metres (1.30 metres length by 0.80 metres width by 1.90 metres height), measuring externally for cabinet number 2 at 1.976 cubic metres (1.30 metres length by 0.80 metres width by 1.90 metres height), and a pole area of 0.129 cubic metres (height 18 metres), all at grass verge at bus stop number 3248, Sallynoggin Road, Woodpark, County Dublin.

Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act 2000, as amended, An Coimisiún Pleanála directs the planning authority to REFUSE a licence based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the Guidelines on Telecommunications Antennae and Support Structures issued by the Department of the Environment and Local Government in July 1996 (as revised by Circular Letter PL07/12) which state that in city suburbs only as a last resort should free-standing masts be located in a residential area, and Section 12.9.8 (Telecommunications) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the applicant has not submitted adequate justification for the proposed site, having particular regard to the absence of full details of investigations of alternative sites (including sites/lands the subject of planning register reference numbers D23A/0396 (ABP-317900-23) and CTT.23.054-280781 (ABP-317953-23)) and a robust assessment of the feasibility of same. The proposed development would be contrary to the Guidelines relating to Telecommunications Antennae and Support Structures issued to planning authorities under Section 28 of the Planning and Development Act 2000, as amended, and Section 12.9.8 (Telecommunications) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

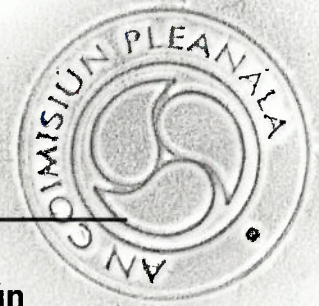
The Commission considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and, therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.



Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 1st day of July 2025.