

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322203-25

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 24/232**

**Appeal** by Emerald Tower Limited against the decision made on the 27<sup>th</sup> day of January, 2025 by Waterford City and County Council to refuse permission.

**Licence application:** Licence application for installation of a 15-metre dual operator pole, associated equipment, together with ground-based equipment cabinets and all associated site development works to provide for high-speed wireless data and broadband services at Tramore Library Car Park, Tramore, County Waterford.

## **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 **GRANT** a licence based on the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

Having regard to:

- (a) the provisions of section 254 of the Planning and Development Act 2000, as amended,
- (b) the applicant's justification for telecommunications infrastructure on this site and the strategic and locational advantage for delivering digital connectivity for the town of Tramore, a designated Tier 2 settlement (District/ Suburban) for County Waterford,
- (c) 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, and
- (d) the relevant policies and objectives of the Waterford City and County Development Plan 2022-2028, specifically Policy Objective UTL 16 and Policy Objective BH 05, and the overall design of the infrastructure and its minimal impact, as demonstrated in the submitted photomontages,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a significant negative visual impact on the urban setting of Tramore or the character and setting of any Architectural Conservation Area or protected structure, and would, therefore, be in accordance with 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.

## 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. No advertisement or advertisement structure shall be erected or displayed on the proposed structure 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.

3. Details of the proposed colour scheme for the pole, antennas, and equipment containers 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.

4. In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of three months, the structures shall be removed, and the site shall be reinstated within three months of their removal. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, with the planning authority within three months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the developer's expense.

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



Marie O'Connor

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

Dated this 30<sup>th</sup> day of January 2026.