

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322542-25**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1389/25**

**Appeal** by Andrea Lydon and others care of 115 Phillipsburgh Avenue, Fairview, Dublin against the decision made on the 17<sup>th</sup> day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Independent Site Management Limited of 77 Camden Street Lower, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of the existing temporary telecommunications structure, for a defined period of 24 months, consisting of a 15-metre transportable monopole structure secured by four anchor bolts to four number two-metre by two-metre by one-metre removable concrete ballast blocks and all associated antennas, dishes and ancillary ground-based equipment cabinets. Situated within the construction site hoarding on a section of land at 80-82 Philipsburgh Avenue, Fairview, Dublin.

## Decision

**GRANT permission for the above 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 national strategy regarding the improvement of mobile communications services,
- (b) the guidelines relating to telecommunications antennas and support structures issued by the Department of the Environment and Local Government to planning authorities in July 1996,
- (c) the Dublin City Development Plan 2022-2028, including the 23 zoning, Policy 8145 (Support for Digital Connectivity) and Section 15.18.5 (Telecommunications and Digital Connectivity),
- (d) Circular Letter PL07/12 issued by the Department of the Environment, Community and Local Government (October 2012),
- (e) the nature and scale of the telecommunications support structure proposed to be retained, and
- (f) the specific case characteristics, including the ongoing development at the subject site and the timing for removal of the structure as set out in the conditions.

it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual or residential amenities of the area, would not be contrary to the overall provisions of the development plan for the area, 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 development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

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

2. The monopole structure and all associated equipment including antennas, dishes and ancillary ground-based equipment cabinets shall be removed from the site no later than the 1<sup>st</sup> day of September 2026, and the site shall thereafter be landscaped as communal amenity space to serve the residential development undergoing construction on the site in accordance with the relevant planning permission for the residential development. Photographic evidence confirming the removal of the structure and associated elements, shall be submitted to the planning authority no later than one week after the 1<sup>st</sup> day of September 2026.

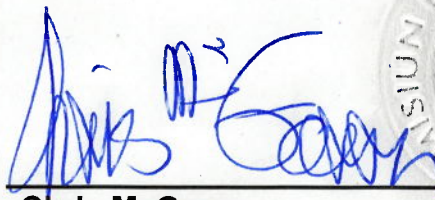
**Reason:** In the interest of clarity and orderly development.





3. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with the planning application and, notwithstanding the provisions of the Planning and Development Regulations 2001, as amended, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

**Reason:** To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.



**Chris McGarry**

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

Dated this  day of  2025.