



An
Coimisiún
Pleanála

Commission Order
PL-500068-DN

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2808/25

APPEAL by Phoenix Tower Ireland III Limited against the decision made on the 25th day of September, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retain 17 number antennas (three number 2.1 metres antennas, six number two metres antennas, five number 0.5 metre antennas and three number 0.7 metre antennas) and two number 0.3 metre transmission dishes on separate ballast mounted supporting poles together with three number equipment cabinets, radio equipment, cabling and associated site works all located on the rooftop of Lidl Drumcondra Store, 25/27 Drumcondra Road Upper, Drumcondra, Dublin.

Decision

GRANT permission for the above proposed 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 the nature, scale and location of the proposed telecommunications structure, the site's Z4 zoning objective which permits public service installations and which includes telecommunication infrastructure, the provisions of the Dublin City Development Plan 2022-2028 and in particular Policy SI45 Support for Digital Connectivity and Policy SI48 Sharing and Co-Location of Digital Connectivity Infrastructure, the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (issued by the Department of the Environment and Local Government in July 1996), and Circular Letter PL 07/12 (issued by the Department of the Environment, Community and Local Government in October 2012), it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would contribute to the provision of necessary telecommunications infrastructure, would be in accordance with national and regional policy and guidance on telecommunications infrastructure, and would generally be in accordance with the provisions of the Dublin City Development Plan 2022-2028. It is also considered that the development to be retained does not adversely impact the character of the area or seriously injure the visual or residential amenities of the area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The antennae type and mounting configuration shall be in accordance with the details submitted with the appeal, and notwithstanding the provisions of the Planning and Development Regulations 2001, 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 permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

3. In the event of the proposed structures becoming obsolete and being decommissioned, the developers shall, at their own expense remove the telecommunications structures and associated equipment within three months.

Reason: In the interest of orderly development.

4. Surface water drainage arrangements for the development to be retained shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

5. No advertisement or advertisement structure shall be erected or displayed on the proposed telecommunications structures or associated equipment without a prior grant of planning permission.

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



Mary Gurrie

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

Dated this *05* day of *February* 2026.