



An
Coimisiún
Pleanála

**Commission Order
PL-500870-DF-26**

Planning and Development Act 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: F25A/1112E

Appeal by Independent Site Management Limited against the decision made on the 3rd day of February 2026 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of the installation of 18 number telecommunication antennas, together with six number dishes, three number equipment cabinets and all associated equipment on the building's rooftop. The development will provide high speed voice and broadband services for all three of Ireland's mobile operators, namely Eircom (t/a eir), Three Ireland and Vodafone Ireland. The planning authority should please note that this is not an amendment application to the original permitted strategic housing development application submitted to An Coimisiún Pleanála Register Reference Number ABP-306102-19, which has now been fully constructed. This is a wholly

separate and independent application for new telecommunication infrastructure, all at Block A2, Claremont, Howth Road, Howth, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development is in accordance with the guidelines relating to telecommunications antennae and support structures which were issued by the Department of the Environment and Local Government to planning authorities in July, 1996, DoECLG Circular Letter PL07/12, Objective IU053 and Objective DMS0222 of the Fingal County Development Plan 2023 - 2029. It is considered that the development would not seriously, or disproportionately, injure the amenities of the area or of property in the vicinity, or detract to an undue degree from the visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Contrary to the Inspector's assessment and recommendation, when the Commission had regard to the adjacent protected structure and ACA, and the existing streetscape into and out of the village, it was not satisfied that visible telecommunication structures on the southern roof of Block A2 would not be unduly dominant or would not detract from the architectural quality of

the Claremont development itself, and determined to omit them from the permission.

The Commission considered that the 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 carried out and completed in accordance with the plans and particulars lodged with the application received by the planning authority on the 1st day of December 2025, 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 three number antennae and associated equipment proposed to be placed on the southern elevation of Block A2 shall be omitted from the development.

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

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.

Reason: In the interest of orderly development.

4. The antennae type and mounting configuration shall be in accordance with the details submitted with this application, 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.

5. Details of a colour scheme for the shrouds and any ancillary structures hereby permitted shall be submitted to, and agreed in writing with the planning authority, prior to the commencement of development.

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



Liam McGree

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



Dated this 01st day of July 2026