



An  
Coimisiún  
Pleanála

## Inspector's Report ABP-322542-25

<b>Development</b>	Retention of existing temporary telecommunications structure.
<b>Location</b>	80-82 Philipsburgh Avenue, Dublin 3
<b>Planning Authority</b>	Dublin City Council North
<b>Planning Authority Reg. Ref.</b>	WEB1389/25
<b>Applicant(s)</b>	Independent Site Management Limited
<b>Type of Application</b>	Retention
<b>Planning Authority Decision</b>	Grant
<b>Type of Appeal</b>	Third Party
<b>Appellant(s)</b>	Andrea Lydon & Others
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	15/08/2025
<b>Inspector</b>	Gillian Kane

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## **1.0 Site Location and Description**

- 1.1.1. The subject site is located on the eastern side of Philipsburgh Avenue, in the north Dublin suburb of Fairview. The site is currently under construction, with deep excavation. There is a temporary portacabin / office on the eastern boundary. The site is bound on all sides by construction hoarding. The site is bound to the north by single storey residential properties and to the south by two storey residential properties with a lane that provides access to the car park and pitch & putt located to the rear of the site running along the southern site boundary
- 1.1.2. The telecoms structure the subject of this referral is located along the northern boundary, behind hoarding.

## **2.0 Proposed Development**

- 2.1.1. On the 27<sup>th</sup> February 2025, permission was sought to RETAIN the existing temporary telecommunications structure for a defined period of 24 months, consisting of a 15m transportable monopole structure secured by 4 no. anchor bolts to 4 no. 2m x 2m x 1m removable concrete ballast blocks, and all associated antennas, dishes and ancillary ground-based equipment cabinets.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

- 3.1.1. On the 17<sup>th</sup> April, the Planning Authority issued a notification of their intention to GRANT permission to retain, subject to 3 no. conditions.
- 3.1.2. Condition no. 2 states that “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 1st September 2026 and the site landscaped as communal amenity space to serve the residential development undergoing construction on the site. Reason: To protect the visual and residential amenities of the area; to ensure continuity of telecommunications coverage in the immediate area and in line with the 2-year time frame (since date of erection of the monopole) applied for”.

### **3.2. Planning Authority Reports**

- 3.2.1. **Drainage Division:** No objection subject to standard conditions.

3.2.2. **Planning Report:** Notes that the structure to be retained is on an area identified as communal amenity space under ABP-316593- 23. Notes that while the statutory notices refer to the structure being 15m, it is actually 17.2m measured off the plans. Notes that there is a concurrent application (WEB1387/25) for a permanent structure on the roof of the completed building. Report refers to the applicants justification test, co-location options, and the location in a residential area, concluding that ‘there is a real need for the for the structure in order to maintain adequate telecommunications coverage in the area and wider vicinity’. With regard to residential and visual impacts, the report notes that the structure is temporary, that there are no significant visual impacts but that it is highly visible from the adjoining pitch&putt facility and some adjoining residential properties. Concludes that the development is ‘marginally acceptable’. States that a temporary permission is acceptable. Recommends permission be granted subject to conditions.

### 3.3. **Prescribed Bodies**

3.3.1. None on file.

### 3.4. **Third Party Observations**

3.4.1. Observations on file raise issues of development being a material contravention, visual dominance, devaluation of property, electromagnetic radiation, environmental considerations, last-resort in residential areas, lack of consultation with the community, height being 17m and not the stated 15m.

## 4.0 **Planning History**

- 4.1.1. **WEB1387/25:** Permission granted for the installation of 18 no. telecommunication antennas, together with 6 no. dishes, 3 no. equipment cabinets and all associated equipment enclosed behind 2no. profiled reinforced, perforated plant screens.
- 4.1.2. **ABP-321921-25:** Determination by An Bord Pleanála that the existing temporary telecommunications structure comprised of a 15-metre transportable monopole structure secured by four anchor bolts to four number two metres by two metres by one metre removable concrete ballast blocks and all associated antennas, dishes and ancillary ground-based equipment cabinets at 80-82 Philipsburgh Avenue, Fairview, Dublin was development and was not exempted development.

- 4.1.3. **ABP-316593- 23:** Permission granted for the demolition of structures and the construction of 2 no. blocks with 48 no. apartments. Condition no. 7 of the decision requires all service cables including telecoms to be underground.

## 5.0 Policy Context

### 5.1. National Planning Framework – Project Ireland 2040

- 5.1.1. Objective 24 – ‘Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas.’

### 5.2. Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (1996)

- 5.2.1. The ‘*Guidelines for Planning Authorities on Telecommunications Antennae and Support Structures*’ (1996) set out government policy for the assessment of proposed new telecommunications structures (‘the 1996 Guidelines’). The Guidelines state that the rapid expansion of mobile telephone services in Ireland has required the construction of base station towers in urban and rural areas across the country. This is an essential feature of all modern telecommunications networks. In many suburban situations, because of the low-rise nature of buildings and structures, a supporting mast or tower is needed.
- 5.2.2. Section 4.3 of the Guidelines refers to visual impact and states that only as a last resort should free-standing masts be located within, or in the immediate surrounds, of smaller towns or villages. If such locations should become necessary, sites already developed for utilities should be considered, and masts and antennae should be designed and adapted for the specific location.
- 5.2.3. The support structure should be kept to the minimum height consistent with effective operation. The Guidelines also state that visual impact is among the more important considerations that should be considered assessing a particular application. In most cases, the Applicant will only have limited flexibility as regards location, given the constraints arising from radio planning parameters, etc. Visual impact will, by definition, vary with the general context of the proposed development.
- 5.2.4. The Guidelines state that the approach will vary depending on whether a proposed development is in:

- a rural/agricultural area;
- an upland/hilly, mountainous area;
- a smaller settlement/village;
- an industrial area/industrially zoned land; or
- a suburban area of a larger town or city.

5.2.5. The Guidelines state that some masts will remain quite noticeable despite best precautions. For example, there will be local factors which have to be taken into account in determining the extent to which an object is noticeable or intrusive. This may include intermediate objects (buildings or trees), topography, the scale of the object in the wider landscape, the multiplicity of other objects in the wider panorama, the position of the object with respect to the skyline, weather, lighting conditions, etc. Softening of the visual impact can be achieved through a judicious choice of colour scheme and through the planting of shrubs, trees etc as a screen or backdrop.

### 5.3. **Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads, (Dept. of Communications, Energy and Natural Resources, 2015)**

5.3.1. This report provides advice to telecommunications operators as to how telecommunications infrastructure could be accommodated along all road types. Table A – Stand-alone poles are the preferred option in urban areas.

### 5.4. **DoECLG Circular Letter PL07/12**

5.4.1. This Circular was issued to Planning Authorities in 2012 and updated some of the sections of the above Guidelines including ceasing the practice of limiting the life of the permission by attaching a planning condition. It also reiterates the advice in the 1996 Guidelines that planning authorities should not determine planning applications on health grounds and states that, 'Planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process'.

5.4.2. It advises Planning Authorities to:

- Cease attaching time limiting conditions or issuing temporary durations to telecommunications masts, except in exceptional circumstances.
- Avoid including minimum separation distances between masts or schools and houses in Development Plans.
- Omit conditions on planning permissions requiring security in the form of a bond/cash deposit.
- Not include monitoring arrangements on health and safety or to determine planning applications on health grounds.
- Include waivers on future development contribution schemes for the provision of broadband infrastructure.

## 5.5. Dublin City Council Development Plan 2022-2028

- 5.5.1. The subject site is on lands zoned Z9 Amenity / Open Space / Green Network which has the stated objective 'to preserve, provide and improve recreational amenity, open space and ecosystem services'.
- 5.5.2. **Policy SI45: Support for Digital Connectivity** To support and facilitate the sustainable development of high-quality digital connectivity infrastructure throughout the City in order to provide for enhanced and balanced digital connectivity that future-proofs Dublin City and protects its economic competitiveness
- 5.5.3. **Policy SI48: Sharing and Co-Location of Digital Connectivity Infrastructure** To support the appropriate use of existing assets such as lighting, traffic poles and street furniture for the deployment of telecoms equipment and to encourage the sharing and co-location of digital connectivity infrastructure (including small cells, access points, communications masts and antennae) in order to avoid spatially uncoordinated and duplicitous provision that makes inefficient use of city space and negatively impacts on visual amenity and built heritage.
- 5.5.4. **Objective SIO27: National Broadband Plan** To support and facilitate the delivery of the National Broadband Plan and international fibre communications links, including full interconnection between the fibre networks in Northern Ireland and the Republic of Ireland.
- 5.5.5. **Section 15.18.5** of the development plan refers to Telecommunications and Digital Connectivity. It states that the provision and siting of telecommunications antennae



shall take account of the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, (Department of Environment and Local Government, 1996), as revised by DECLG Circular Letter PL 07/12, and any successor guidance. Telecommunications antennae and supporting structures should preferably be located on industrial estates or on lands zoned for industrial/employment uses. Possible locations in commercial areas, such as rooftop locations on tall buildings, may also be acceptable, subject to visual amenity considerations. In terms of the design of free-standing masts, masts and antennae should be designed for the specific location.

- 5.5.6. In assessing proposals for telecommunication antennae and support structures, factors such as the object in the wider townscape and the position of the object with respect to the skyline will be closely examined. These factors will be carefully considered when assessing proposals in a designated conservation area, open space amenity area, historic park, or in the vicinity of protected buildings, special views or prospects, monuments or sites of archaeological importance. The location of antennae or support structures within any of these areas or in proximity to protected structures, archaeological sites and other monuments should be avoided. Where existing support structures are not unduly obtrusive, the City Council will encourage co-location or sharing of digital connectivity infrastructure such as antennae on existing support structures, masts and tall buildings (see Policy SI48). Applicants must satisfy the City Council that they have made every reasonable effort to share with other operators.

## **5.6. Natural Heritage Designations**

- 5.6.1. None on or adjoining the subject site.

## **5.7. EIA Screening**

- 5.7.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

## **6.0 The Appeal**

### **6.1. Grounds of Appeal**

6.1.1. A third party appellant has appealed the decision of the Planning Authority to grant permission to retain the structure on a temporary basis. The grounds of the appeal can be summarised as follows

- Appellants live directly opposite the development site, at no. 115 Philipsburgh Avenue.
- Dublin City Council has failed to meaningfully engage with objections to the development.
- The infrastructure was erected without permission in August 2024, with a significant and detrimental impact on the visual landscape of the area.
- The visually overbearing monopole in a residential area is unusual and inappropriate.
- The Dublin City Council development plan prioritises the city's visual amenity, seeking to minimise visual intrusion.
- The Guidelines for Planning Authorities and subsequent Circular promote infrastructure within larger industrial zones. The lands surrounding the subject site are zoned 1,2 and 9 with Marino being a designated conservation area. This is not suitable for a 17m high monopole.
- Height of subject structure is out of proportion with surrounding residential properties, with nothing of a similar scale.
- The appellants submission that there is limited visual impact is demonstrably false. Structure is visible from multiple points, dominating views in the surrounding area.
- The monopole is a disturbingly intrusive structure, visible from every window in the appellant's home.
- The development is contrary to the objectives of the development plan regarding telecommunications infrastructure and to Government policy which directs such development away from residential areas. The development should be deemed inconsistent with the proper planning and sustainable development of the area.

- Photos submitted.
- The development to be retained will negatively affect local residents, with a subsequent reduction in property values due to concerns over aesthetics, noise or perceived health risks.
- Public apprehension regarding the long-term health risks and effects of electro-magnetic radiation persists. Many peer-reviewed studies confirm the harmful effects of radiation.
- The Guidelines recommend location in industrial estates or industrial land.
- No certificate of compliance with IRPA Guidelines has been submitted. The cumulative emissions in this concentrated area warrant scrutiny.
- Large scale infrastructure may pose risk to wildlife, birds and pollinators through electro magnetic radiation. No evidence this concern has been considered.
- Guidelines state residential areas are 'last resort'. Applicant has failed to demonstrate need for subject mast, that site is suitable and exploration of alternative locations. Concentrating multiple masts in a single location is excessive and inappropriate.
- No consultation took place with residents. Dublin City Council development plan emphasises the need for public consultation and community engagement. This is clear grounds for refusal.
- Residents have never had the opportunity to formally object to the placement of masts in their community. No planning permission was sought prior to the demolition of the building, giving residents no opportunity to comment.
- New development represents a major and unjustified expansion of previous infrastructure.
- No evidence to support the applicants claim that the structure is necessary or that service would be lost without it. Residents did not experience a loss in service between the demolition of the original building and the installation of the monopole.
- The seeking of retention permission while an enforcement notice is open is a disregard of the planning process.

- The Coimisiún is requested to refuse permission.

## 6.2. Applicant Response

6.2.1. An agent for the applicant has responded to the third party appeal. The response can be summarised as follows:

- Telecoms infrastructure has existed on this site since 2002/2003. The site is currently being redeveloped (ABP-316593-23) and ultimately the telecoms structure will be moved to the roof of the new development.
- Retention of the temporary infrastructure is critical to maintaining uninterrupted voice and data services in the surrounding area, especially emergency services.
- The mast will be removed by 1 September 2026, and so long-term visual impact will be minimal.
- The mast is on an active construction site, coinciding with other temporary site elements such as hoarding, construction plant and tower cranes.
- The permanent rooftop location will use screening to conceal equipment.
- There is no evidence the temporary mast will affect property values as it is a utility function on a construction site and will be removed.
- The temporary mast complies fully with internationally recognised guidelines issued by the Non-Ionizing Radiation Protection (ICNIRP), endorsed by the World Health Organisation, the EU and ComReg.
- Scientific consensus confirms that base stations operated within ICNIRP limits do not pose public health risks. Emissions from the site remain well below these limits and a certification of compliance can be provided on request.
- Scientific studies show that masts do not significantly impact local wildlife or pollinators, particularly in urban contexts.
- The mast emits low-power, non-ionizing signals, is temporary, is on a previously developed site and complies with all planning policy.
- A comprehensive site selection and technical assessment was undertaken. The suitability of this site is based on continuity of service, technical assessment of alternatives, signal coverage requirements, proximity to user demand, the

temporary and proportionate nature of the installation and the public benefit justification.

- The subject development is not an expansion but a temporary reinstatement of long-established infrastructure. The applicant remains open to local community engagement.
- The applicant is actively regularising the matter of the enforcement notice
- The Coimisiún is requested to grant permission.

### **6.3. Planning Authority Response**

6.3.1. None on file

## **7.0 Assessment**

7.1.1. I have examined the file and the planning history, considered national and local policies and guidance, the submissions of all parties and inspected the site. I have assessed the proposed development and I am satisfied that the issues raised adequately identify the key potential impacts and I will address each in turn as follows:

- Principle of development
- Visual Impact
- Health Concerns
- Other

### **7.2. Principle of Development**

7.2.1. The subject mast and associated equipment are located on lands zone amenity / open space Z9, in the Dublin City Council development plan. 'Public service installation' is listed as a permissible use in appendix 15 of the plan, such a use being defined as "a building, or part thereof, a roadway or land used for the provision of public services including those provided by statutory undertakers. Public services include all service installations necessary for electricity, gas, telephone, radio, telecommunications...etc". I am satisfied that that the development to be retained is a permissible use in a Z9 zone.

7.2.2. I note Circular PL07/12 which recommends against the limiting of the life of a telecommunication mast to a set temporary period. The circular provides that in exceptional circumstances where particular site or environmental conditions apply, a condition limiting life can be attached. I am satisfied that that the subject application fulfils this requirement, given that permission has been granted for a permanent replacement of the existing temporary mast. Therefore, should the Coimisiún decide to grant permission, a condition requiring the removal of the mast by 1 September 2026 is considered reasonable.

### **7.3. Visual Impact**

- 7.3.1. The appellant submits that the structure to be retained is visually overbearing, out of proportion with the residential area and highly visible from multiple vantage points.
- 7.3.2. The applicant, in response, states that as the structure is on an active construction site and that it is temporary, therefore the visual impact long-term is minimal.
- 7.3.3. That the subject site is currently under construction, does not aid the screening of the temporary structure. It stands alone, breaking the skyline, making a stark contrast to the surrounding residential development. I note section 15.8.5 of the development plan which refers to the need to carefully consider the position of the object in the wider skyline and the skyline, particularly in open space amenity areas. The development plan recommends industrial estate or industrial / employment areas as preferred locations.
- 7.3.4. On this matter however, I concur with the Planning Authority, the temporary nature of the structure is key. The applicant has permission (WEB1387/25) for the installation of 18 no. telecommunication antennas, 6 no. dishes and 3 no. equipment cabinets on the rooftop of the building currently under construction on the wider site. The applicant states that the equipment that is currently located on the temporary structure will be moved to the roof of the completed building, thus maintaining coverage levels in the area. The temporary structure will be removed by 1 September 2026. The visual impact of the structure would, therefore also be removed.
- 7.3.5. The subject site is clearly a site undergoing significant construction. It stands in contrast to the predominantly residential area by virtue of the extensive hoarding

surrounding the site. On such sites, it is not uncommon to have large / taller structures such cranes, construction machinery etc during the construction phase. The visual impact is significant but clearly temporary. I consider the visual impact of the subject mast to be the same.

#### **7.4. Justification**

- 7.4.1. The appellant submits that the applicant has not satisfied the 'last resort' test, stating that the site is inappropriate and that there was a lack of consideration of alternative sites. In response, the applicant states that a comprehensive site selection and technical assessment process was undertaken, that coverage maps demonstrate the loss of service without the mast. In terms of alternative sites, five existing masts, high buildings and co-location opportunities were assessed and discounted on the grounds that they could not facilitate the operator's coverage and technical objectives for the area. The appeal response of the applicant notes that the site is located within an area of concentrated user demand and that the site ensures optimal signal propagation and coverage.
- 7.4.2. I am satisfied that the applicant has demonstrated that the subject mast is required and that the subject site is the appropriate location for the structure.

#### **7.5. Health Concerns**

- 7.5.1. The appellant submits that no certificate of compliance with IRPA Guidelines has been submitted. The cumulative emissions in this concentrated area warrant scrutiny. I note that the applicant has stated that should the Coimisiún require it, a certificate of compliance can be submitted.
- 7.5.2. Section 4.6 of the Guidelines requires that as part of the planning application operators 'should be' required to furnish a statement of compliance with the International Commission on Non-ionising Radiation Protection (ICNIRP) Guidelines (1998), or the equivalent European Pre-standard 50166-2. In relation to health considerations, Circular Letter 07/12, issued by the then DoECLG, reiterates the advice contained in the Telecommunication Guidelines, specifically that planning authorities should not determine planning applications on health grounds, that planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and

safety matters in respect of telecommunications infrastructure. These matters are regulated by other codes and such matters should not be additionally regulated by the planning process.

## **7.6. Other**

- 7.6.1. No evidence has been submitted that the subject mast has an onerous impact on local biodiversity or wildlife. The site is a construction site, the development of which has been the subject of comprehensive assessment, including impact on the environment. I am satisfied that retention of the subject mast will not have a negative impact on local wildlife or biodiversity.
- 7.6.2. The temporary nature of the structure would also remove any impact on property values, were such a likelihood to occur.
- 7.6.3. I note that the public notices for the proposed development refer to the retention of a 15m transportable monopole structure, yet drawings submitted with the application (drawing no.s ISM-6003-08, ISM-6003-19, ISM-3006-10 and ISM-6003-11) show a mast of 17.2m. While the difference in height is not significant and noting that some of the third parties are aware of the true height of the structure, given the substantive reasons for recommending permission outlined above, I consider it reasonable to allow the applicant the opportunity to rectify the error. Should the Board decide to grant permission, I recommend they request the applicant to re-advertise.

## **8.0 AA Screening**

- 8.1.1. Having regard to the nature and scale of the proposed temporary development, to be retained in a fully serviced built-up urban area, no appropriate assessment issues arise and it is considered that the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects, on a European site.

## **9.0 Recommendation**

I recommend permission be GRANTED for the following reasons and considerations and subject to the following conditions:



## 10.0 Reasons and Considerations

### 10.1.1. Having regard to:

(a) the national strategy regarding the improvement of mobile communications services,

(b) the guidelines relating to telecommunications antennas and support structures which were 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) the Circular Letter PL07/12 issued by the Department of the Environment, Community and Local Government in October 2012, and

(e) the nature and scale of the proposed telecommunications support structure to be retained,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area and would not be contrary to the overall provisions of the current development plan for the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## 11.0 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.

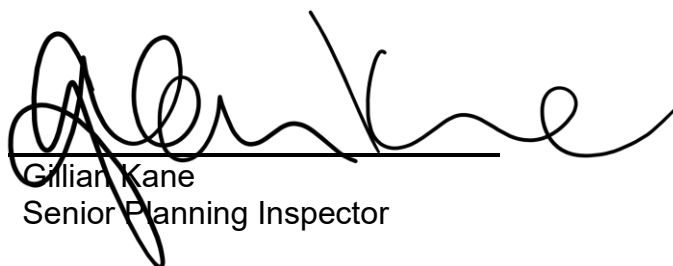
- 2 The subject telecommunications infrastructure and all associated equipment shall be removed from the site before 1 September 2026, and the site shall be reinstated to its pre-development condition.

**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 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 the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

A handwritten signature in black ink, appearing to read 'Gillian Kane', is written over a horizontal line. The signature is fluid and cursive.

Gillian Kane  
Senior Planning Inspector

17 September 2025

## 12.0 Form 1 - EIA Pre-Screening

<b>Case Reference</b>	
<b>Proposed Development Summary</b>	Retention of existing temporary telecommunications structure
<b>Development Address</b>	80-82 Philipsburgh Avenue, Dublin 3
	<b>In all cases check box /or leave blank</b>
<b>1. Does the proposed development come within the definition of a 'project' for the purposes of EIA?</b>	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
<b>2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?</b>	
<input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
<b>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</b>	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994.  <b>No Screening required.</b>	
<b>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</b>	
<b>No</b> <input checked="" type="checkbox"/>	<b>Pre-screening determination conclusion remains as above (Q1 to Q3)</b>

Inspector: 

Date: 17/09/2025