

The Planning Officer,
Planning Department,
Dunlaoghaire - Rathdown County Council
County Hall
Marine Rd
Dunlaoghaire
Co. Dublin

Date: 21st February 2023
Re: Section 254 Application- Proposed Telecommunications Streetworks Solution
Applicant: On Tower Ireland Ltd., Suite 309, Q House, 76 Furze Road, Sandyford
Industrial Estate, Dublin 18.
Site Name: Pottery Rd
Location: Roachestown Ave, Woodpark, Co. Dublin

Dear Sir/Madam,

On behalf of our client, On Tower Ireland Ltd. ("OTI") please find attached application under Section 254 (1) (g) subsection 5 (A) of the Planning and Development Act 2000, which provides for the installation of communications infrastructure under licence from the Authority. We have included plans and other information concerning the requirement, position, design and capacity of the structure as outlined in Section 254 (3). We are happy to provide additional information on request.

Background

The applicant, OTI is a company of Cellnex, which is a European Telecommunications infrastructure provider. OTI are a registered Infrastructure Provider for the Communications Industry with over 1800 sites around Ireland supporting mobile and broadband communications. OTI provide Tower, Mast, Roof Top and Streetworks Solutions for the expanding requirements of the Licenced Operators including EIR, Vodafone and Three.

The Requirement

Working closely with mobile network Licenced Operator Three, OTI have identified the subject site as a known blackspot for mobile and wireless broadband. A specific solution to

address the deficit in coverage has been identified and approved by the mobile network Licenced Operators.

The Proposal

With reference to the attached plans you will note that it is proposed to provide a 18m high Smart Streetpole Solution in the specified location. See below a photograph of a similar Smart Streetpole and cabinet installed in Drummartin Road in July 2021. This was installed under a Section 254 Licence granted by DLR Co Co.



Fig 1. Existing Smart Streetpole Solution as erected in Drummartin Road, Kilmacud, D14

The street pole has an approx. diameter of 406mm and will be galvanised and painted in finish up to 14.08m in height. Above the 14.08m height, the antenna and RRUs will be mounted to a finishing height of up to 18m and approx. diameter of 730mm.

The pole would be accompanied by an Operator Cabinet specifically located in a position agreeable to the local authority engineers. (Refer to detailed drawings attached). The antenna and structure are designed to blend in with the streetscape, are Irish made and will provide instant coverage.

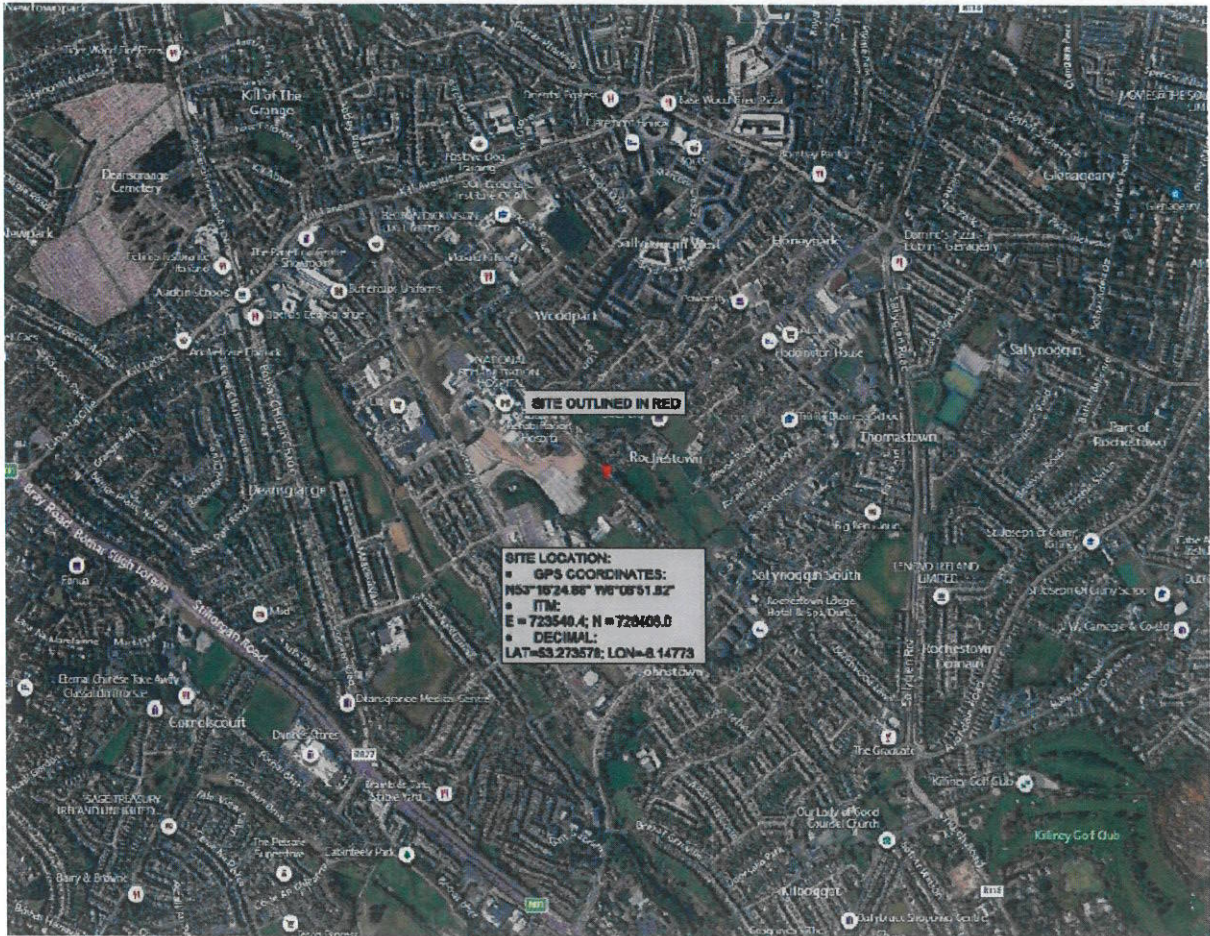


Fig 2. Aerial View Site Location

Please find attached the following documents in respect of the Section 254 Application.

- Planning Report by David Mulcahy Planning Consultant
- Sepa Transfer Confirmation of payment
- Licence Application Drawings
- Com Reg Map
- Visual Impact Assessment Photomontages
- Services Drawings

We trust you find the attached in order. Please don't hesitate to contact the undersigned should you require any further information. We would be obliged if you would acknowledge receipt of the application and we look forward to hearing from you in due course.

Yours Sincerely,

Chartered Engineer

DM

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PLANNING STATEMENT

to support s.254 licence application for

TELECOMMUNICATIONS INFRASTRUCTURE

at

ROCHESTOWN AVENUE, DUN LAOGHAIRE, CO. DUBLIN

Client: On Tower Ireland Ltd (OTI).

16th February 2023

1.0 INTRODUCTION

David Mulcahy Planning Consultants Ltd have been instructed by **On Tower Ireland Ltd**¹ to prepare a planning statement to support a Section 254 licence application for a telecommunication structure at Rochestown Avenue, Dun Laoghaire, Co. Dublin.

The purpose of this report is to describe the planning context including receiving environment, planning history, planning policies and objectives, outline the development to be retained and demonstrate how the proposal accords with the proper planning and sustainable development of the area.

This report should be read in conjunction with the drawings prepared by **Jason Redmond Associates, Consulting Engineers** who are the agents for this application. All correspondence should be sent to Jason Redmond Associates².

Note: all underlined text is author's emphasis. All maps are orientated due north.

¹ Suite 311, Q House, Sandyford Industrial Estate, Dublin 18, D18 YV50.

² On Tower Ireland Ltd.(OTI) , C/O Jason Redmond Associates, 5 Lismard, Portlaoise, Co. Laois.

2.0 LOCATION AND DESCRIPTION

2.1 Location

The site is located on the west side of Rochestown Avenue in Dun Laoghaire adjacent to a bus stop (ID 7056) - please refer to the site location map submitted with the application.

2.2 Description

The site currently consists of a grass verge.

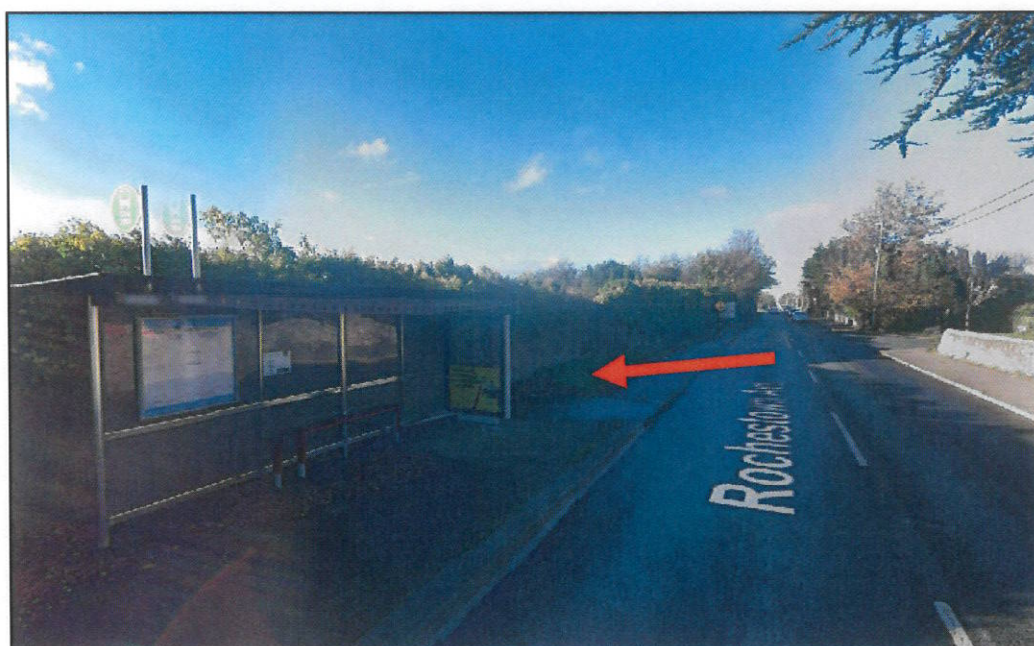


Fig No.1 Photograph of subject site (source Google Streetview November 2022).

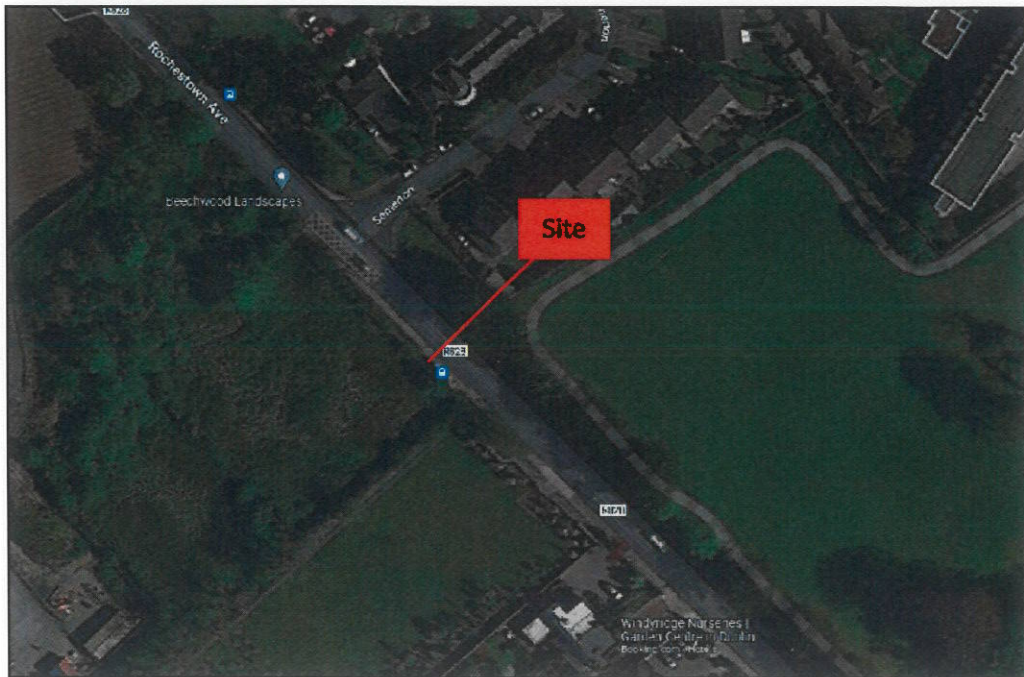


Fig No.2 Satellite image with approximate location of site indicated.

2.3 Ownership

The site is located on land owned by Dun Laoghaire Rathdown County Council.

2.4 Land Uses in the Vicinity

Rochestown Avenue (R828) runs along the east side of the site, beyond a public footpath. To the south of the site there is a covered bus stop. To the north there is a continuation of the grass verge. To the west, beyond a tall boundary wall, there is vacant lands associated with the national rehabilitation hospital.

There is a notable absence of buildings in the vicinity of the site. The closest dwelling is [REDACTED] which is located approximately [REDACTED] of the site. It does not face toward the site and is well screened from the site by mature trees on the east side of Rochestown Avenue.

There are a number of established telegraph poles/street lights along Rochestown Avenue.

There is a large mature tree to the south of the site which will screen views of the proposed development particularly when it is in leaf.



Fig No.2a View of the site from the south - Nov 22 (source: Google Street View)

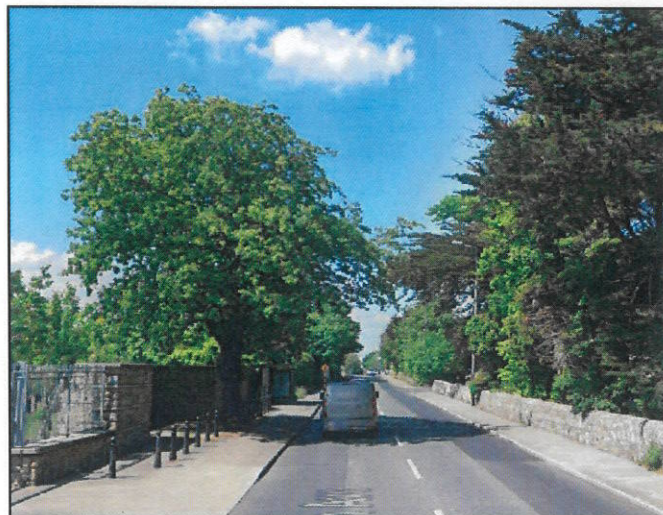


Fig No.2b View of site from the south – May 2021 (source: Google Street View)

3.0 PROPOSED DEVELOPMENT

3.1 Description

The proposal consists of a 18m Evolution streetpole solution, with 1no. Alpha Antenna at azimuths TBC° and 1no. 300mm dish (to be included only if no fibre infrastructure in area), along with ancillary cabinetry (0.600m wide x 1.652m high x 0.900m deep).

Refer to drawings and CGI images prepared by Jason Redmond Associates, Consulting Engineers for further details.

3.2 Technical Justification

3.2.1 Objective of Search Ring Area

The search ring, or area within which a telecommunications installation is required in order to meet the search ring objectives, is an area of c. 250 metres in diameter. The site is required in order to improve network coverage in the area. It has been identified by radio engineers that an installation within the search ring will bring required coverage to the coverage black spot, subject to a site-specific assessment and radio clearance - see diagram of search ring below.

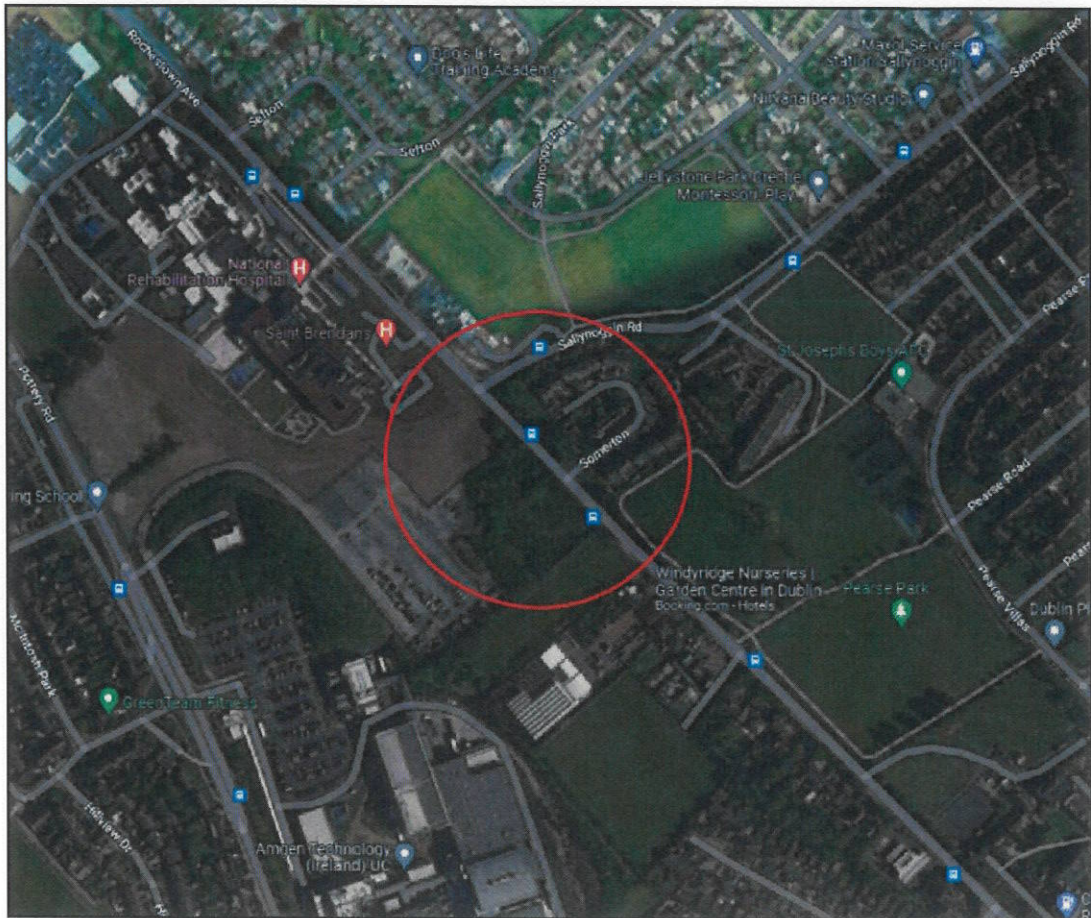


Fig No.3 250m Search Ring for subject site.

3.2.2 Reasons why candidate location was chosen:

This location on Rochestown Avenue, Dun Laoghaire was chosen because of the following:

1. It is within the search ring.
2. There is adequate space to locate a street works solution and cabinet.
3. There is fibre located close to this location to ensure connectivity into the network.
4. The location will not interfere with existing services or footpath.
5. There are no dwellings facing the site.

Alternative Locations Examined by Three:

Three Ireland has a policy to co-locate into existing telecommunications structure where possible, that are located with the target area. Following comprehensive search of the target search area, no existing base station options were identified that could be shared or upgraded to provide the necessary coverage required.

Three are upgrading the network in Dublin to provide customers with good quality voice and high-speed data services. To meet customer demands, a new site at this location is required to provide indoor service to the local residents and business users around Rochestown Avenue and its environs. The new site will improve coverage for the many residential and business users within the area as well as commuters traveling to and from work.

The proposed installation will form part of an established telecommunications network system that Three operates in the area and has been carefully chosen to ensure performance levels are maintained. The site is considered the best possible solution to meet both the existing and future demands of its customers in this area. Failure to progress this installation in its proposed location will impact service in the area as demonstrated in the plots provided and will have a negative impact on Three's network by leaving customers around Rochestown Avenue and environs without sufficient coverage.

3.2.3 Coverage Map

The coverage maps below are self-explanatory. The *do-nothing* approach would result in a continued deficit in indoor/in car coverage in addition to outdoor mobile and wireless broadband cover over a significant section of the subject urban environment. The *do something* approach will bring full indoor/outdoor coverage to a significant splay of residential and business premises in this area and surrounding environs.

Figure 4 below demonstrates a large areas in red to the west of the site. This area clearly demonstrates poor coverage where the market requires the infrastructure.

Figure 5 demonstrates the significant difference in coverage levels, which will result if the proposed licence is granted (blue areas). This represents a substantial increase in coverage service levels over and beyond the current coverage situation in this area.

It is respectfully submitted that the coverage maps below clearly demonstrate the significance of the proposed installation with respect of the telecommunications network.

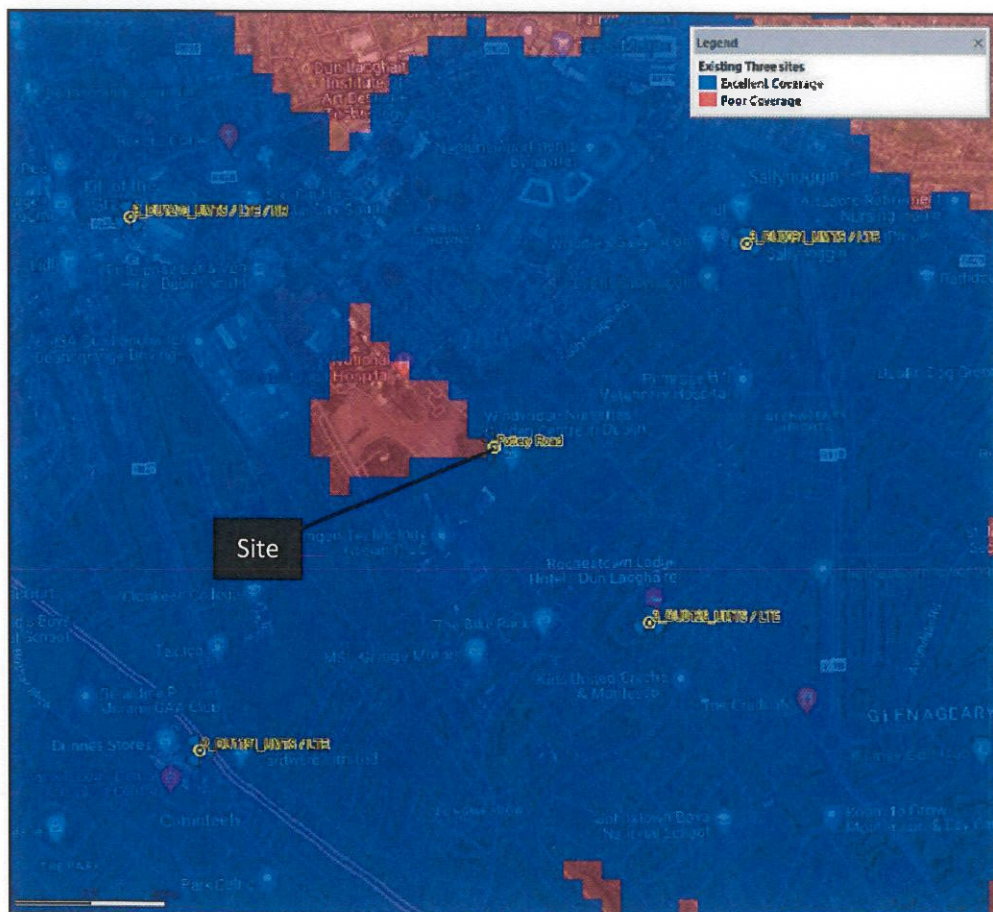


Figure 4: EXISTING INDOOR COVERAGE – poor coverage



Figure 5: PROPOSED INDOOR COVERAGE – excellent coverage

3.2.4 Comreg Map/Policy

The following map sets out the existing Comreg Sites in this area. Please refer to <https://siteviewer.comreg.ie/#explore>.

It should be noted that telecommunications traffic through urban/commercial areas require more capacity and therefore more infrastructure, given the smaller spatial footprint of search areas and higher development densities in association with higher volumes of radio traffic (owing to modern technologies and devices not limited to mobile phone devices) through any individual radio cell.

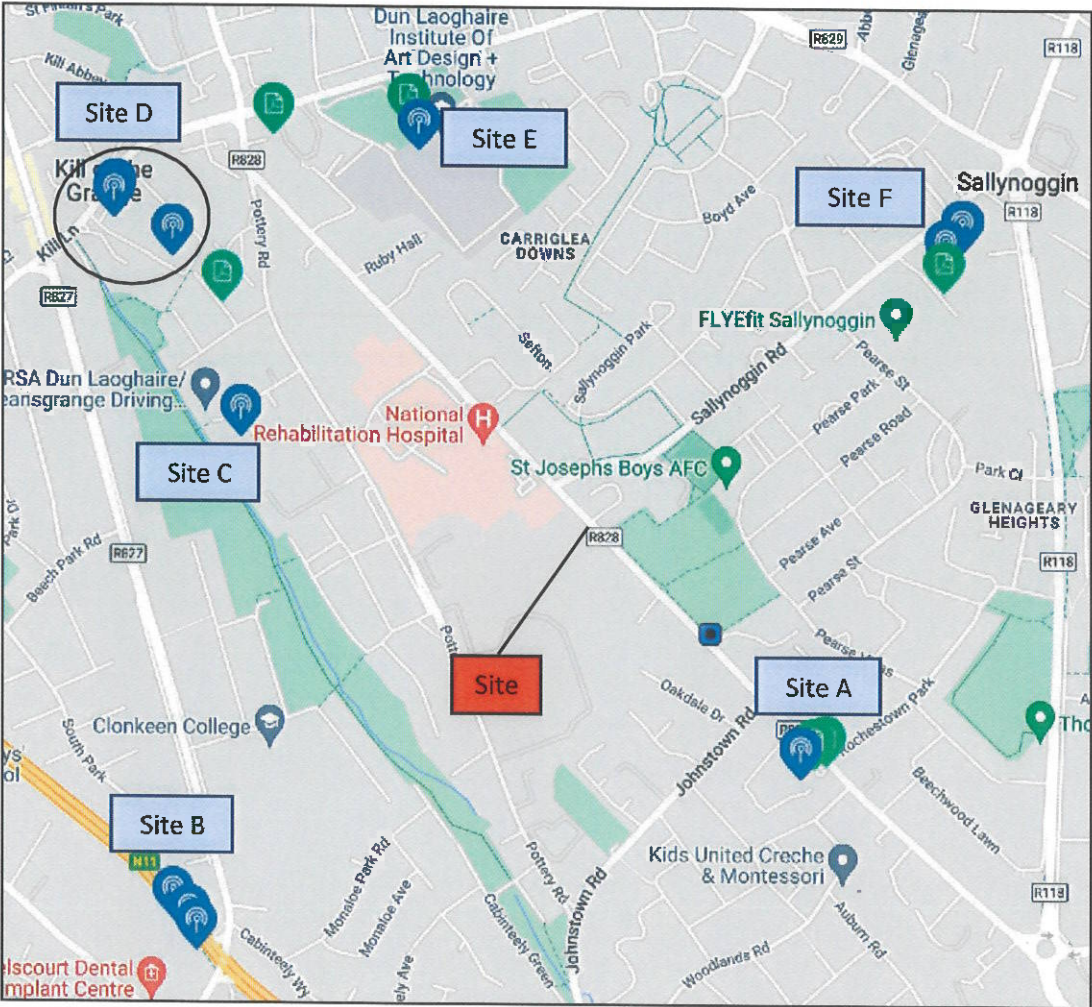


Fig. No.6 Comreg Map of closest Existing Sites in General Area.

3.2.5 Alternative Sites

Please refer to the above Comreg Map (Fig No.6) in association with the following Table, which set out the other relevant Infrastructure in the subject general area of Rochestown Avenue, Dun Laoghaire. It must be noted that all of the sites identified are situated outside of the required search ring, which has a diameter of c.250 metres.

Three have exhausted all other options in the area for alternative sites. Any existing telecoms structures are not located close enough to the demand area. As can be seen below, after reviewing the nearest telecoms structures to the

proposed site it can be seen that Three Ireland are already live and transmitting on the majority of nearest sites. Only a site at this location on Rochestown Avenue will be capable of providing the required service levels expected by customers in this area.

However, in the interest of demonstrating other sites in the broader area for assessment purposes by the planning authority, we provide an analysis of other sites in the vicinity of the site below.

Firstly, the Council are referred to the diagram submitted with the application showing all telecommunications sites within 2km of the subject site - Cellnex Smart Streetpole Comreg map (separate enclosure).

The following table indicates the closest established sites near the subject site (and presents associated 'Discounted Reasons' why they are deemed unsuitable):

| Site: | Name of Site (Comreg): | Approx. Distance from Site: | Details/Discounted Reason(s): |
|----------|--|-----------------------------|--|
| A | THREE_DU0126; METEOR DN_1330; VODAFONE_DNVIC | 612m | Site is outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring. |
| B | THREE_DU1191; METEOR DN_1790; VODAFONE_DN236 | 1.1km | Site is outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at |

| | | | |
|----------|---|------|--|
| | | | this location would not address the service needs of the subject search ring. |
| C | METEOR DN_3313 | 715m | Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. |
| D | THREE_DU1270; VODAFONE_DN090; METEOR DN_1282. | 1km | Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring. |
| E | VODAFONE_DX169 | 818m | Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. |
| F | THREE_DU1253; METEOR DN_1218; VODAFONE_DN105 | 850m | Site is significantly outside of the required search ring therefore there is no benefit to be gained by adding equipment at this location towards the end of achieving the required objectives. THREE is already positioned at this site therefore equipment at this location would not address the service needs of the subject search ring. |

4.0 APPLICANT: BACKGROUND

4.1 Introduction

The applicant, **On Tower Ireland Ltd** is a company of Cellnex, which is a European Telecommunications infrastructure provider, which specifically facilitates co-location to the communications sector in Ireland and Europe. The organisation has significant commercial relationships with each mobile network operator in the State namely Three, Vodafone and Meteor/eir in addition to radio, broadband and emergency communication service providers. Whilst managing their existing portfolio of 300 former Coillte sites, in addition to over 250 new sites., Cellnex has recently completed the purchase of an additional 1150 sites from CK Hutchinson in Ireland. This brings the total portfolio in Ireland to **c.1800 sites nationwide**. The applicant plans to add new developments to support the ongoing infrastructural requirements of the telecommunications industry and to facilitate the provision of broadband in current **"black spot" areas** and to also facilitate higher data transmission speeds in urban areas through various initiatives. It is submitted that the intervention of private sector firms such as **On Tower Ireland Ltd.** (and its parent company Cellnex), in the roll-out of telecommunications infrastructure, is a significant and fundamental pillar in the Governments telecommunications policy and its future plans.

5.0 PLANNING CONTEXT

5.1 Taskforce: Backdrop to Process

The Section 254 Telecommunications Licence Process has evolved as a direct outcome of the Governments Programme for Government, which gave a commitment to establish a Mobile Phone and Broadband Task Force to identify immediate solutions to broadband/mobile phone coverage deficits and to investigate how better services could be provided to consumers. The Taskforce made a number of key recommendations and set out clear actions, which have evolved with reference to the Implementation Report, inter alia.

Chapter 2, Planning and Licencing, of the Taskforce Report recommended that: *'Provisions relating to planning exemptions for telecommunications infrastructure should be amended to facilitate its smoother deployment and the removal of barriers to investment'*. [author's emphasis]

The Task Force also recommended the following:

'That a review of the relevant statutory Planning Guidelines should be undertaken, in conjunction with telecoms industry representatives and other relevant stakeholders, with the aim of evaluating and updating key aspects of the Guidelines to provide clarity and consistency in their interpretation and implementation'.

5.2 Distinction between Section 254 and Class 31

As a direct result of this Government Task Force Report and addendum Implementation Report, two crucial yet mutually exclusive instruments of Irish Planning Law were enacted by resolution of the Oireachtas in order to facilitate the Government's aim; *'To identify immediate solutions to broadband/mobile phone coverage deficits and to investigate how better services could be*

provided to consumers'. These two legislative instruments were also supported under European Law by the European Union (Reduction of Cost of Deploying High-Speed Public Communications Networks) Regulations 2016.

Putting it simply, the key differentiating element of the Section 254 legislation is that it refers to **Public Roads** whilst the Class 31 exemptions refer to Private Lands and associated 'Exemptions'.

Section 254 requires the applicant to acquire a Licence for the construction of such Telecommunications Infrastructure adjunct to Public Roads. This licence application must demonstrate how the proposal conforms to the proper planning and sustainable development of the area. Under Section 254, an Appeal of a decision to An Bord Pleanala is provided for. There are no height stipulations provided for therein, however OTI is committed to the highest standards of proper planning and sustainable development and aims to achieve highest possible environmental assimilation standards. One such example of this aim is portrayed in the pursuit of slim line design prototypes, which have evolved since the enactment of the legislation, such as the Alpha 3 model (inter alia), which has combined highly technical specifications with a slim line aesthetically attractive construct with credit afforded to the OTI Design Team in conjunction with JRA (Jason Redmond Associates).

5.3 Spirit of the Legislation

Planning Authorities, An Bord Pleanala and the Judiciary invariably refer to the 'Spirit of the Legislation', under their respective reports/summations, in drawing conclusions and in issuing Judgements. It is therefore respectfully submitted that the spirit of the Section 254 Licence process is to 'remove barriers' to the roll out and deployment of Telecommunications Infrastructure nationally in order 'to provide immediate solutions to mobile voice and broadband deficits in Ireland'. However, it is noted that regard must be had to the proper planning and

sustainable development of an area and be in accordance with respective Development Plans.

5.4 Provisions of Section 254, Planning and Development Act 2000 (as amended)

The salient provisions of Section 254 legislation under the Planning and Development Act 2000 (as amended) are as follows:

254. — (1) Subject to subsection (2) , a person shall not erect, construct, place or maintain —

F924 [(ee) overground electronic communications infrastructure and any associated physical infrastructure,]

on, under, over or along a public road save in accordance with a licence granted by a planning authority under this section.

(5) In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to —

- (a) the proper planning and sustainable development of the area,*
- (b) any relevant provisions of the development plan, or a local area plan,*
- (c) the number and location of existing appliances, apparatuses, or structures on, under, over or along the public road, and*
- (d) the convenience and safety of road users including pedestrians.*

5.5 Licence History & Precedent

Previous Licence Application on Subject Site

There have been no previous Section 254 Licence Applications by the applicant in the subject local area.

Previous Licence Applications in the Jurisdiction

The reception of Licence Applications has been very positive for the most part. Numerous Licence Applications have already been approved by various planning authorities throughout the Jurisdiction. Such a positive reception of this

new Statutory Instrument reflects innovative, proactive and positive engagement between Local Authorities and Telecommunications Infrastructure providers, which is a significant and dynamic step forward for the Telecommunications Sector, which was clearly espoused under the Taskforce Report and accords with 'the spirit of the legislation'.

The following Section 254 Licence Applications have been granted by An Bord Pleanála in recent times: ABP: PL.305114-19 (Lahinch Rd, Ennis), ABP: PL 306440-20 (Ballybane, Galway) and, ABP: PL 306033 – 05E (Letterkenny, Co. Donegal).PL06S.307196 (Lucan, Co. Dublin).

With regard to the principle of development and the associated acceptance of the proposed modernised type of telecommunications pole, under ABP PL 305114-19 the inspector referred, with regard to the principle of development, *"It is agreed that modern technology has provided for design standards that are more amenable to coming within the scope for a License application under Section 254"*. This appeal was granted by the Board subject to conditions and it pertained to a similar description; 15 metre Alpha 2.0 pole and cabinet, in height and general dimensions.

We also refer the Council to a recent decision by An Bord Pleanála (ref. LC93.309598) dated 28th July 2021 concerning a proposed for a 15m high streetpole solution to address identified mobile and mobile broadband coverage blackspots at the Junction of St. John's Hill and The Folly, Waterford (Reg. Ref. 19/523).

The An Bord Pleanála Inspector noted that:

- *"The structure may briefly be of visual interest but would then become an accepted and normal part of the urban streetscape. These structures are becoming more common"*.
- *"The structure will be very visible on the streetscape. However, a visual impact is unavoidable with telecommunications infrastructure such as this"*

... it would not have any undue adverse impact on the surrounding land uses or the protected structures”.

The Board are also referred to a recent decision by An Bord Pleanála to approve a Section 254 Licence to install 15 free-standing street pole with shrouded antenna on grass verge along Ballycullen Road, Dublin 24 - ref. ABP-311529-21. The ABP inspector noted the following:

“I acknowledge the proposed monopole would be slightly more prominent than some of the existing structures in the vicinity, including overhead powerlines, street lighting poles, and road signage, [but] I consider that it would not be so visually disruptive that it would seriously injure the visual and residential amenities of the receiving area”.

The above Section 254 Licence Applications have similar characteristics to the subject area in terms of receiving environment.

5.6 Street Works in Northern Ireland and the UK, US.

It is very important to convey that this type of Telecommunications solution is extremely commonplace in Northern Ireland, the UK, Europe and in the US.

Furthermore, 'The Greenbook', 'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' (April 2015), published by the Dept of DCCAE (see www.dccae.ie) demonstrates various examples of such structures similar to the structure proposed herewith.

The Green Book acknowledges that the type of infrastructure required will vary, depending on a number of factors, such as location, existing road type and network coverage targets.

In Section 5.4 Consideration of Suitability of Locations, the Green Book refers to the use of standalone poles as the preferred option in urban settings where there is a wide verge or similar.

| Consideration of Opportunities to Facilitate Telecommunications Infrastructure on the Roads Network | | | |
|---|--|---|---|
| Urban Roads | | | |
| | General | Opportunities | Comment |
| | <p>In the case of urban roads, there are generally few opportunities to cater for large, stand-alone masts. There may be opportunities in the vicinity of some roundabouts.</p> <p>There are, however, likely to be more opportunities to accommodate small telecoms antennae / cabinets within the streetscape. Also, it may be feasible to erect new poles to accommodate telecommunications infrastructure.</p> | <p>Opportunities are generally limited to locations where a wide verge or footpath allows the accommodation of small cabinets/antennae and/or the erection of stand-alone poles to accommodate telecommunications infrastructure.</p> | <p>Stand-alone poles are the preferred option in urban areas, as there are ongoing operational and maintenance issues relating to accommodating electronic equipment on lighting columns.</p> |

Fig.No.7 Guidance on potential location of overground telecommunications infrastructure on public roads.

In general, the height of telecommunications infrastructure is determined by the network requirements. According to Three, an overall height of 18m is required on Rochestown Avenue in order to provide the required coverage and to clear local obstacles that would cause network interference.

We note Appendix A of the Green Book, which offers examples of acceptable roadside infrastructure, particularly examples three and four, both of which are structures of 15m and over.

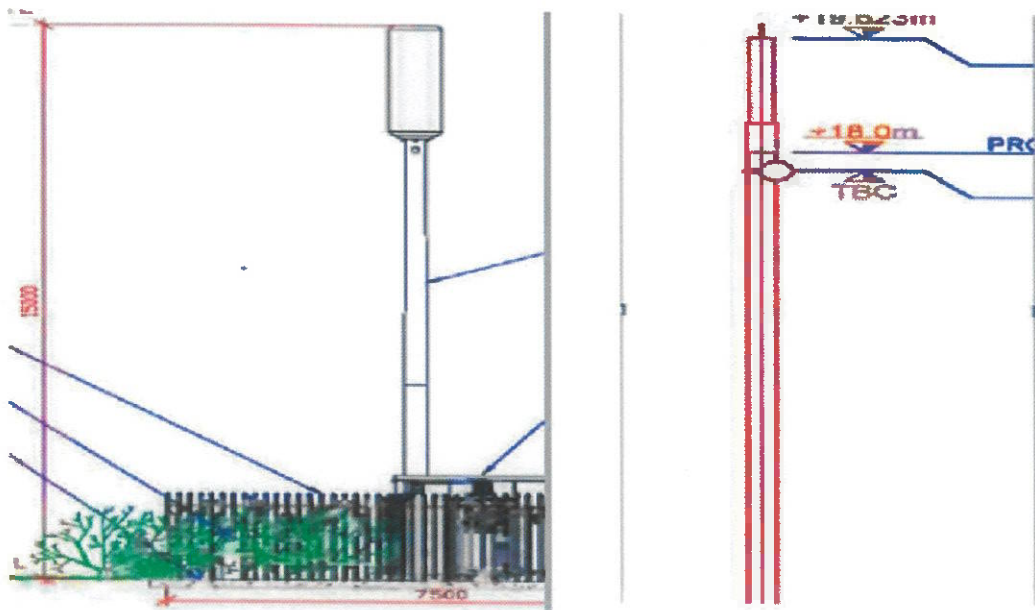


Fig No.8 Image 5 Examples of small and medium size Single Operator Sites Extracted from the Green Book Appendix A.

For these reasons we suggest that the proposed development is in line with the National and EU digital agenda and the County Development Plan and as such should be permitted as a critical addition to the local service provision

5.7 Proper Planning and Sustainable Development Considerations

This section sets out the Planning Considerations relevant to the subject licence application. OTI Ltd. has given due regard to the following policy documents in selecting the subject site.

National Telecommunications Policy

- Planning Guidelines for Telecommunications Antennae and Support Structures' (1996).
- Circular Letter PL 07/12 issued by the Department of the Environment and Local Government.
- The 'Green Book': Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads (April 2015), Published by The Dept of DCCAIE (Product of Collaboration with Department of Communications Energy and Natural Resources, Department of Transport

Tourism and Sport, County and City Management Association, Office for Local Authority Management, National Roads Authority (TII)).

- The National Broadband Plan 2012 (and updated under Project Ireland 2040).

5.7.1 Project Ireland 2040 – The National Planning Framework

The National Planning Framework, which is the Country's penultimate, high level planning steering document at national level, stresses the importance of island wide telecoms connectivity. It refers that in the information age, telecommunications networks play a crucial role in enabling social and economic activity.

5.7.2 Circular Letter PL 11/2020, Telecommunications Services – Planning Exemptions and Section 254 Licences

This Circular was issued on 17th December 2020. It clarifies that a s.254 licence is required for overground electronic communications infrastructure and any associated physical infrastructure but such works are exempt from planning permission.

While a section 254 licence is required for such works, section 254(7) further provides that development carried out in accordance with a licence issued under section 254 shall be exempted development for the purposes of the Act.

5.7.3 East and Midlands RSES (Regional Spatial Economic Strategy)

This strategic policy document refers under Chapter 11 that; *'In the information age, telecommunications networks play a crucial role in enabling social and economic activity. This RSES supports actions to strengthen communications links to develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis'*.

Section 6.4: The Region's Economic Engines and their Sectoral Opportunities:

In alignment with the Growth Strategy for the Region in Chapter 3, and in conjunction with the Settlement Strategy expressed in Chapter 4, it is an aim of the RSES that there is a convergence between where people live and work and that settlements improve the quality of life of their people.

'The pervasiveness of digitisation across all sectors compounds the complexity of sector development, and it provides for constant and rapid evolution of emerging technologies including artificial intelligence, machine learning, robotics and virtual reality'.

Section 8.6 Communications Network and Digital Infrastructure

Access to broadband in the Region is improving but remains incomplete. Many rural and peripheral areas of the Region are poorly served by broadband and there is a need to increase the rate of investment in broadband, in particular in rural areas.

The increasing use of digital technologies is impacting on every aspect of our lives: from transport, to education, leisure and entertainment and health services. Infrastructure to deliver better connected services is vital to our continued growth, supporting businesses and enhancing our communities. As the digital economy grows, we must ensure that the business opportunities and benefits are felt throughout the Region from our capital city to every town, village and outlying rural area - author's emphasis.

The provision of next generation broadband services to rural areas is a key enabling support to ensure smaller urban areas and rural areas are not at a disadvantage in attracting and retaining enterprise and employment compared to larger urban centres. The National Broadband Plan will play an integral role in delivering this infrastructure and revitalising businesses and communities across

rural Ireland. This is a fast moving and evolving infrastructure and the region will need to be able to respond and adapt to future communications networks and technology along with changing work practices and emerging economic models.

Regional Policy Objective - RPO 8.25

Local authorities shall:

- Support and facilitate delivery of the National Broadband Plan.
- Facilitate enhanced international fibre communications links, including full interconnection between the fibre networks in Northern Ireland and the Republic of Ireland.
- Promote and facilitate the sustainable development of a high-quality ICT network throughout the Region in order to achieve balanced social and economic development, whilst protecting the amenities of urban and rural areas.
- Support the national objective to promote Ireland as a sustainable international destination for ICT infrastructures such as data centres and associated economic activities at appropriate locations.
- Promote Dublin as a demonstrator of 5G information and communication technology.

Regional Policy Objective - RPO 8.26

- The EMRA supports the preparation of planning guidelines to facilitate the efficient roll out and delivery of national broadband.

5.7.4 Dún Laoghaire-Rathdown County Development Plan, 2022-2028

The County Development Plan 2022-2028 was adopted by the elected members at a Special County Development Plan meeting held on the 10th March 2022. The adopted Plan will come into force 6 weeks after it was adopted on the 21st April 2022.

12.9.8 Telecommunications

In the consideration of proposals for telecommunications antennae and support structures, applicants will be required to demonstrate:

Compliance with the Planning Guidelines for 'Telecommunications Antennae and Support Structures' (1996), and Circular Letter PL 08/12 issued by the Department of the Environment and Local Government (as may be amended from time to time), and to other publications and material as may be relevant in the circumstances.

*On a map the location of all existing telecommunications structures within a **1km radius** of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the 'Code of Practice on Sharing of Radio Sites', issued by the Commission for Communications Regulation.*

To what degree the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area - e.g. visual impacts of masts and associated equipment cabinets, security fencing treatment etc. – and the potential for mitigating visual impacts including low and mid – level landscape screening, tree-type masts being provided where appropriate, colouring, or painting of masts and antennae, and considered access arrangements.

Any impacts on rights-of-way and walking.

That the proposal shall not have a significant negative visual impact.

Zoning

The subject site is **not located on zoned lands** – development plan maps do no zoned public roads or footpaths.



Fig No.9 Extract from DLR Development Plan 2022-28 zoning map showing site within Cherrywood Planning Scheme.

The lands to the west are zoned Objective E - To provide for economic development and employment.

The purple hatched line indicates that a Local Area Plan will be prepared for the lands on the opposite side of Rochestown Avenue.

The black hatched line indicates a 6 Year Road Objectives/Traffic Management/Active Travel Upgrades. It is highlighted that that the Council can be comforted by section S.254 (4) of the Planning and Development Act 2000 as amended which states that *"A licence may be granted under this section by the planning authority for such period and upon such conditions as the authority may specify, including conditions in relation to location and design, and where in the opinion of the planning authority by reason of the increase or alteration of traffic on the road or of the widening of the road or of any improvement of or*

relating to the road, the appliance, apparatus or structure causes an obstruction or becomes dangerous, the authority may by notice in writing withdraw the licence and require the licensee to remove the appliance, apparatus or structure at his or her own expense” – emphasis added.

Site Designations (Scenic Routes, Landscape Sensitivity etc.)

The site has no specific amenity designation. There is no protected scenic route proximate to the site. It is not within an SAC/SPA.

There is a Protected Structures located approximately [redacted] of the site - [redacted] There are no direct views of this Protected Structure from the site due to a combination of existing buildings and mature trees – see photograph below. The views from [redacted] (front and rear) do not face toward the subject site.



Fig No.10 View from public road in front (east) of the site toward [redacted]

6.0 VISUAL IMPACT ASSESSMENT

Please refer to the CGI images prepared by Jason Redmond Associates, Consulting Engineers submitted with the application showing before and after images of the proposed development.

For the purpose of this study the criteria as set out in the current EPA Guidelines on Information to be contained in Environmental Impact Assessment Reports (2022) are used in the assessment of the likely impacts. The criteria for rating the significance of impacts are outlined below:

Criteria for significance of effects under EPA Guidelines

| EPA Rating | |
|-------------------------|---|
| <i>Imperceptible</i> | <i>An impact capable of measurement but without significant consequences</i> |
| <i>Not Significant</i> | <i>An effect which causes noticeable changes in the character of the environment without significant consequences</i> |
| <i>Slight</i> | <i>An impact which causes noticeable changes in the character of the environment without affecting its sensitivities</i> |
| <i>Moderate</i> | <i>An impact that alters the character of the environment in a manner that is consistent with the existing and emerging baseline trends</i> |
| <i>Significant</i> | <i>An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment</i> |
| <i>Very Significant</i> | <i>An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment</i> |
| <i>Profound</i> | <i>An impact which obliterates sensitive characteristics</i> |

A total of 4 no. Visual Reference Points have been identified within a 122m radius of the site.

VRPs 1 & 3 are taken at distances of 37m and 122m respectively of the site and VRPs 2 & 4 are taken at distances of 78m and 89m respectively of the site.

The pole and cabinet are clearly visible from VRPs 1 & 3 and partially visible from VRPs 3 & 4. Given the established context provided by the receiving environment, along with the slender nature of the structure and the neutral sky grey colour, the visual impact is considered to be slight to moderate. It will read as part of the typical street furniture and will not be an incongruous insertion into the streetscape.

VIA Conclusion

It is concluded that while the proposed 18 metre pole will be visible from close up locations, which is to be expected, it is not considered that such visual sighting of same would be detrimental to the visual amenities of the area, the community amenities or of the public realm at this location.

The proposed pole structure and cabinet which are proposed for this spatial context is a more stream-lined and sleek version of the structures, which were initially rolled out under the Section 254 Licence process. The proposed structure/equipment is testament to the objective of the Cellnex Company, OTI Ltd, which has been to strive to carefully select appropriate sites, which meet coverage objectives, but which also sensitively address the streetscape wherein such structures are located. It is respectfully submitted that the proposed structure, is presented as a utility structure in this streetscape.

Please note the inspector's comment under ABP reference PL.61.306440, which was an appeal against a decision of Galway City Council to refuse a similar Alpha 2.0 pole structure. The Board overturned the decision of the planning

authority in this instance and the ABP inspector, whilst recommending a grant be issued, referred the following in relation to design and visual impacts:

'I would consider that the structure itself is nondescript in character and design and is not dissimilar in scale or design of a lamp standard or traffic light pole. I would consider that the structure is of a design and scale that would not be out of character or be a visually obtrusive or an incongruous element in a suburban area such as this'.

It is respectfully submitted that the proposal, in a similar suburban context, will be assimilated into the established streetscape and skyline at this location and within the backdrop of the receiving environment and is entirely in accordance with the proper planning and sustainable development of the area.

7.0 APPROPRIATE ASSESSMENT SCREENING

7.1 Natura 2000 Provisions

Having regard to the nature and limited scale of the proposed development and nature of the receiving environment together with the distance from the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 ICNIRP COMPLIANCE

8.1 Health and Safety legislation and Guidelines

The proposed development will be built in accordance with current Health and Safety legislation and Guidelines, which is ultra vires to the planning process. Comreg is the appropriate authority with responsibility for same. The proposed equipment and installation are designed to be in full compliance with the limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection.

9.0 CONCLUSION

It is respectfully submitted that the proposed street work solution accords with pattern and character of the public realm in this area of Rochestown Avenue, Dun Laoghaire, Co. Dublin.

The principle of the proposed Alpha streetpole structure has been accepted by numerous planning authorities and An Bord Pleanála, since the enactment of the legislation.

It is respectfully submitted that policy cited under the Dunlaoghaire Rathdown County Development Plan 2022-28, particularly with regard to colocation, was clearly applied to the site selection process. All other locations i.e. existing telecommunication sites have been evaluated and discounted for various reasons set out above. The majority of the established sites assessed were too far from the search ring, to satisfy its technical requirements. The Cellnex Team also considered 'Alternatives' and various locations were ruled out for genuine reasons.

Furthermore, the Dun Laoghaire Rathdown County Development Plan 2022 -2028 clearly recognises the importance of the development of a high-quality telecommunications network.

The proposed 18m evolution streetpole solution will provide for optimum coverage as required in an area where there is a noted dearth in coverage. Additionally, given the current Covid 19 crisis, the newly acquired practices of wholesale 'Working from Home' have placed increasing demands on the network as noted by Government in recent Circulars and associated actions. It is also widely accepted that 'Working from Home' practices will become the new norm for a significant time period into the future. Therefore, the immediate urgency of this type of telecommunications infrastructure to address coverage gaps in the network, in addition to increased demand, has never been so crucial to the ongoing economic and sustainable development of the Country.

It is submitted that the proposed pole will be of neutral sky grey, which will reflect the skyline and therefore the proposed pole will be well assimilated with regards to its colour/texture and therefore complies with the best principles of siting and design.

On a site-specific basis, the proposed location will provide an appropriate setting for the proposed pole and cabinet where it will appear as normal utility infrastructure. The mature tree to the south will provide significant screening, particularly when it is in leaf.

The VIA submitted herewith demonstrates that there will be no negative impact on the visual amenities of this area with slight visual impacts being perceived as one observes the structure in middle to near distance. It is submitted that whilst the structure will naturally be visible, it cannot be argued that visibility of such a structure alone amounts to detrimental impacts rather normal perception of development. This type of structure is crucial functional infrastructure, which

significantly contributes to successful place making, in a modern day, functional public realm.

The proposed development is also consistent with the main thrust of recently adopted Regional Policy (EMRA RSES).

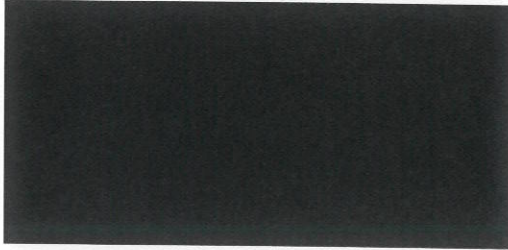
The planning authority is respectfully requested to consider the necessity for this infrastructure, which the market would not require if there was not a demand for same. The planning authority is also requested to consider the meticulous site selection process undertaken, which has to satisfy the criteria of the planning authority in addition to the technical/radio requirements of the identified search ring.

With regard to the S.254 legislation, as cited under Section 4 above, it is submitted that the proposed development.

- Accords with the proper planning and sustainable development of the area.
- Accords with the relevant provisions of the development plan.
- Does not detract from the convenience and safety of road users including pedestrians,
- Assimilates within the existing pattern of appliances, apparatuses, or other structures along the public road.

In conclusion, it is respectfully submitted that the proposal fully complies with the proper planning and sustainable development of the area and it is requested that Dunlaoghaire Rathdown County Council grant this Licence Application with regard to the case set out above.

A stage II Appropriate Assessment is not considered necessary. We invite the Council as the competent body to agree with this conclusion.



David Mulcahy Planning Consultants Ltd
CHARTERED PLANNING CONSULTANTS



Marsh Ireland Brokers Ltd
Marsh House
25-28 Adelaide Road
Dublin 2
D02 RY98
Tel: 01 604 8100
www.marsh.ie

To Whom It May Concern

9th of March 2022

Dear Sir/Madam,

Confirmation of Insurance – Cellnex Ireland Ltd, Signal Infrastructure Limited and/or Cellcom Ireland Ltd and/or On Tower Ireland Ltd.

As requested by you, we are writing to confirm that we act as your Insurance Broker and that we have arranged insurance(s) on your behalf as detailed below with insurers who are authorised to conduct insurance business in Ireland by their respective regulatory authority(ies). A copy of this letter may be provided by you to third parties who have a legitimate need to receive confirmation of your insurance cover.

Business Description

Provides telecommunications infrastructure solutions

PUBLIC LIABILITY

INSURER: XL Insurance Company SE
POLICY NUMBER: [REDACTED]
PERIOD OF INSURANCE: 1st March 2022 to 28th February 2023 (both days inclusive)
LIMIT OF INDEMNITY: €7,000,000 (any one event and in the aggregate during the period of insurance)

We have placed the insurance which is the subject of this letter after consultation with you and based upon your instructions only. Terms of coverage are based upon information furnished to us by you, which information we have not independently verified.

This letter is issued as a matter of information only and confers no right upon you or any third party to whom it is disclosed, other than those provided by the policy. This letter does not amend, extend or alter the coverage afforded by the policies described herein. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this letter may be issued or pertain, the insurance afforded by the policy (policies) described herein is subject to all terms, conditions, limitations, exclusions and

Marsh Ireland Brokers Limited, trading as Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting, is regulated by the Central Bank of Ireland.

Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting are trading names of Marsh Ireland Brokers Limited. Marsh Ireland Brokers Limited is a private company limited by shares registered in Ireland under company number 169458. VAT Number IE 6569458D. Registered Office: 4th Floor, 25-28 Adelaide Road, Dublin 2, Ireland, D02 RY98. Directors: [REDACTED]



A business of Marsh McLennan

cancellation provisions and may also be subject to warranties. Limits shown may have been reduced by paid claims.

We express no view and assume no liability with respect to the solvency or future ability to pay off any of the insurance companies which have issued the insurance(s).

Where a copy of this letter has been provided to a third party, we assume no obligation to advise that third party of any developments regarding your insurance(s) subsequent to the date hereof. Additionally this letter is given on the condition that we are not assuming any liability to any third party who receives a copy of this letter, based upon the placement of your insurance(s) and/or the statements made herein.

This letter shall be governed by and shall be construed in accordance with Irish law.

Yours sincerely,



Client Advisor
Marsh Ireland Brokers Ltd
Direct Dial: [REDACTED]
E-mail: [REDACTED]

Marsh Ireland Brokers Limited, trading as Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting, is regulated by the Central Bank of Ireland.

Marsh Ireland, Bowring Marsh, Charity Insurance, Echelon Claims Consultants, Guy Carpenter & Company, ILCS, Insolutions, Lloyd & Partners, Marsh Aviation Consulting, Marsh Claims Management Services, Marsh Claims Solutions, Marsh Specialty, Marsh Reclaim, and Marsh Risk Consulting are trading names of Marsh Ireland Brokers Limited. Marsh Ireland Brokers Limited is a private company limited by shares registered in Ireland under company number 169458. VAT Number IE 6569458D. Registered Office: 4th Floor, 25-28 Adelaide Road, Dublin 2, Ireland, D02 RY98. Directors: [REDACTED]



CERTIFICATE OF INSURANCE

The Insurer **ZURICH INSURANCE PLC SUCURSAL EN ESPAÑA**, with NIF W0072130H, located at Madrid, Pº de la Castellana, 81, 28046, registered on Registro Mercantil of Madrid, volume 37303, folio 179, page M-658706, confirms herewith that the Policyholder mentioned below has Liability insurance which provides coverage according to the terms and conditions set out in the policy.

This confirmation does not change, increase, amend or correct any coverage specified in the policy. Limits shown may have been reduced or exhausted by claims payments.

Policyholder: **CELLNEX TELECOM S.A.**, CIF A64907306, con domicilio en Calle Juan Esplandiu, 11-13, 28007 Madrid España

Additional Insured:

- SIGNAL INFRASTRUCTURE LIMITED
- CELLNEX IRELAND LIMITED
- SHANNONSIDE COMMUNICATIONS LIMITED
- ON TOWER IRELAND LIMITED
- WAYWORTH LIMITED
- ROCK SOLID TRANSMISSION LIMITED

Master Policy No.: XXXXXXXXXX

Period of indemnity: From 00.00 hours. of March 01st, 2023 until 24.00 hours of February 29th, 2024.

Coverages and Limit guaranteed in the policy:

| COVERAGES | LIMITS |
|--|--|
| INSURED LIMIT | 7.000.000,00 € |
| General Liability | 7.000.000,00 € |
| Employer's Liability | 7.000.000,00 € |
| Employer's Liability – Sublimit per victim | 1.250.000,00 € |
| Products Liability | 7.000.000,00 € per claim and annual aggregate |
| Post Works Liability | 7.000.000,00 € per claim and annual aggregate |
| Sudden and Accidental Pollution Liability | 7.000.000,00 € per claim and annual aggregate |
| Use of 2 drones in Spain | 300.000,00 € per claim and drone and 1.500.000,00 € per annual aggregate |
| Damages to rented building | 7.000.000,00 € per claim and annual aggregate |
| Professional Indemnity of staff Technicians | 7.000.000,00 € per claim and annual aggregate |
| New Acquisitions | Included |
| Subsidiary Liability for Motor Vehicles | Included |
| Subsidiary Liability for contractors and subcontractors | Included |
| Bodily Injury – Electromagnetic Fields | 6.000.000,00 € per claim and annual aggregate |
| Electromagnetic Fields – Sublimit per victim | - |
| Damages to Public Radio electric Domain | 1.500.000,00 € per claim y 3.000.000,00 € annual aggregate |
| Liability for transportation of goods | Included |
| Promotor's Liability (execution budget less than 3.000.000,00 €) | Included |
| Cross Liability (only Bodily injury) | 7.000.000,00 € per claim and annual aggregate |
| Cross Liability – Sublimit per victim | 1.250.000,00 € |
| Damages to employee's goods (vehicles included) | 60.000,00 € per claim and 120.000,00 € annual aggregate |
| Liability for Care, Custody and Control | 1.000.000,00 € per claim and annual aggregate |
| Pure Financial Losses | 6.000.000,00 € per claim and 7.000.000,00 € annual aggregate |
| Legal Defense and Bonds | Included |
| Employer Liability (Local policy) | 1.000.000,00 € per claim and annual aggregate |

Deductibles:

| | |
|--|--------------------|
| General | 12.500,00 € |
| Drone | 500,00 € |
| Damages to employee's goods | 5.000,00 € |
| Pure Financial Losses | 25.000,00 € |
| Damages to Public Radio electric Domain | 25.000,00 € |
| Electromagnetic Fields | 25.000,00 € |

At the request of the applicant, Zurich Insurance Company certifies that the premium for the aforementioned period has been paid up to date by the Policyholder and the Insured.

This notification is only informative of the existence of an insurance and does not modify, expand or restrict in any way the content of the General, Particular and Special Conditions of the same, which have been accepted by the Insured and which govern the coverage of the policy that is

Without prejudice to the agreements in this certificate and in the insurance policy, no insurer shall grant cover, undertake payments, render services or grant the condition as a beneficiary, to any insured or third party inasmuch as such cover, payment or beneficiary could breach any applicable Trade or Commercial Sanction regulation.

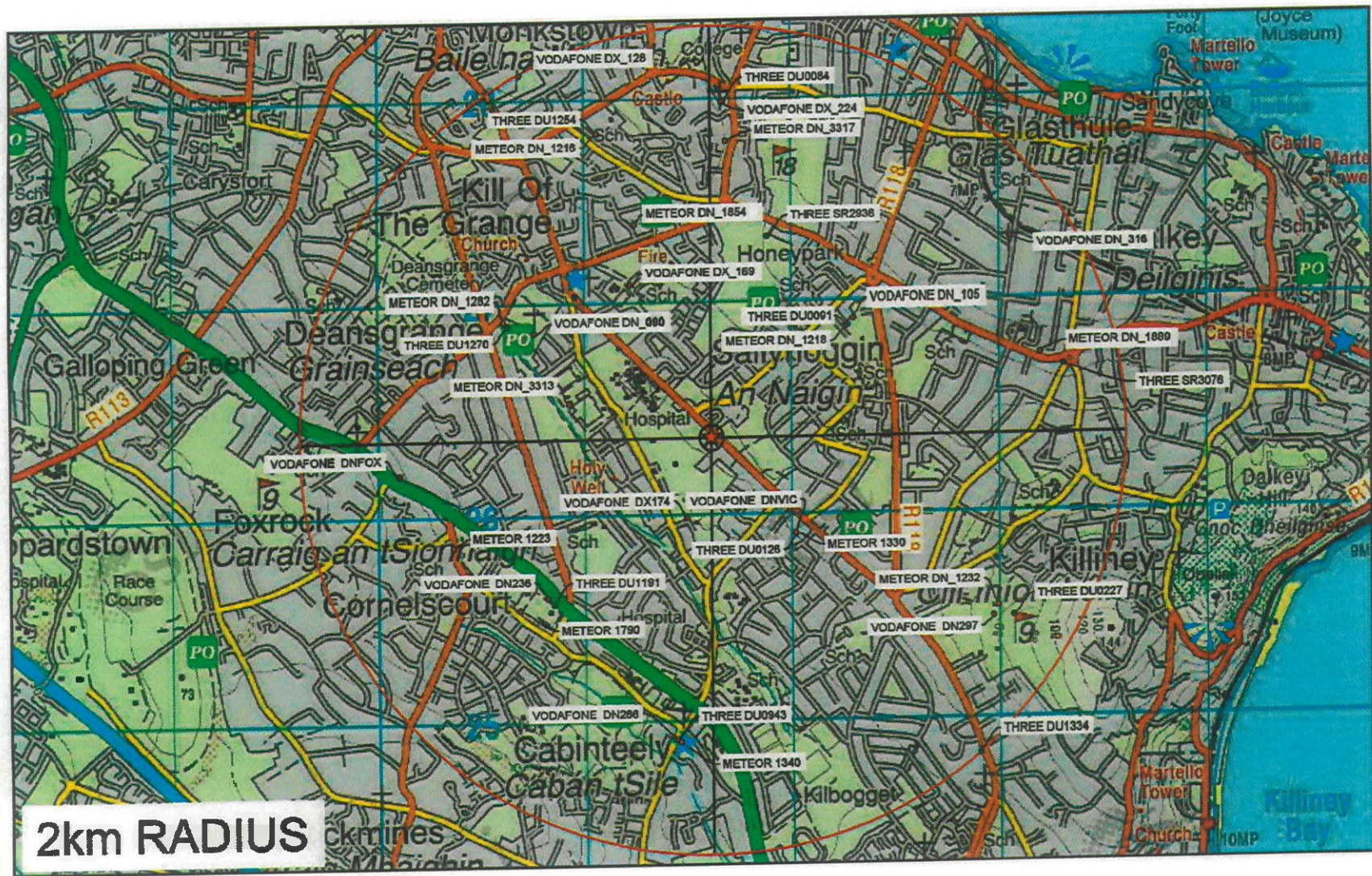
And, for the record for the appropriate purposes, this Certificate is issued in Barcelona on March 24, 2023

ZURICH Insurance PLC, Sucursal en España



LEGEND:

| | |
|-----------------------------------|--|
| Search Ring Radius | |
| Radius Area (2km) | |
| Proposed Site | |
| Existing Vodafone site shown thus | |
| Existing EIR site shown thus | |
| Existing H3GI site shown thus | |



2km RADIUS

LOCATION MAP
SCALE 1:20,000



| No. | Revision | Date | By | Clad |
|-----|---------------------|-------|----|------|
| A | ISSUED FOR PLANNING | 10/03 | | |

JELMEC

10 Broadwalk Business Park, Sandy Road,
Graysanstown, Co. Wick, W91 9V7,
Rep. of Ireland.

cellnex
driving telecom connectivity

Cellnex Ireland Ltd.
Suite 011, O'Hara, 70 Parnell Road,
Dorset Industrial Estate, Dublin 9,
D04 V9R6, IRLAND.

JRA

Consulting Engineers
James R. O'Connell and Associates Consulting Engineers
5 Mount Court, Harold's Cross, Dublin 6, D06 W601
Phone: +353 1 27 882233
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID **CIG-03758**

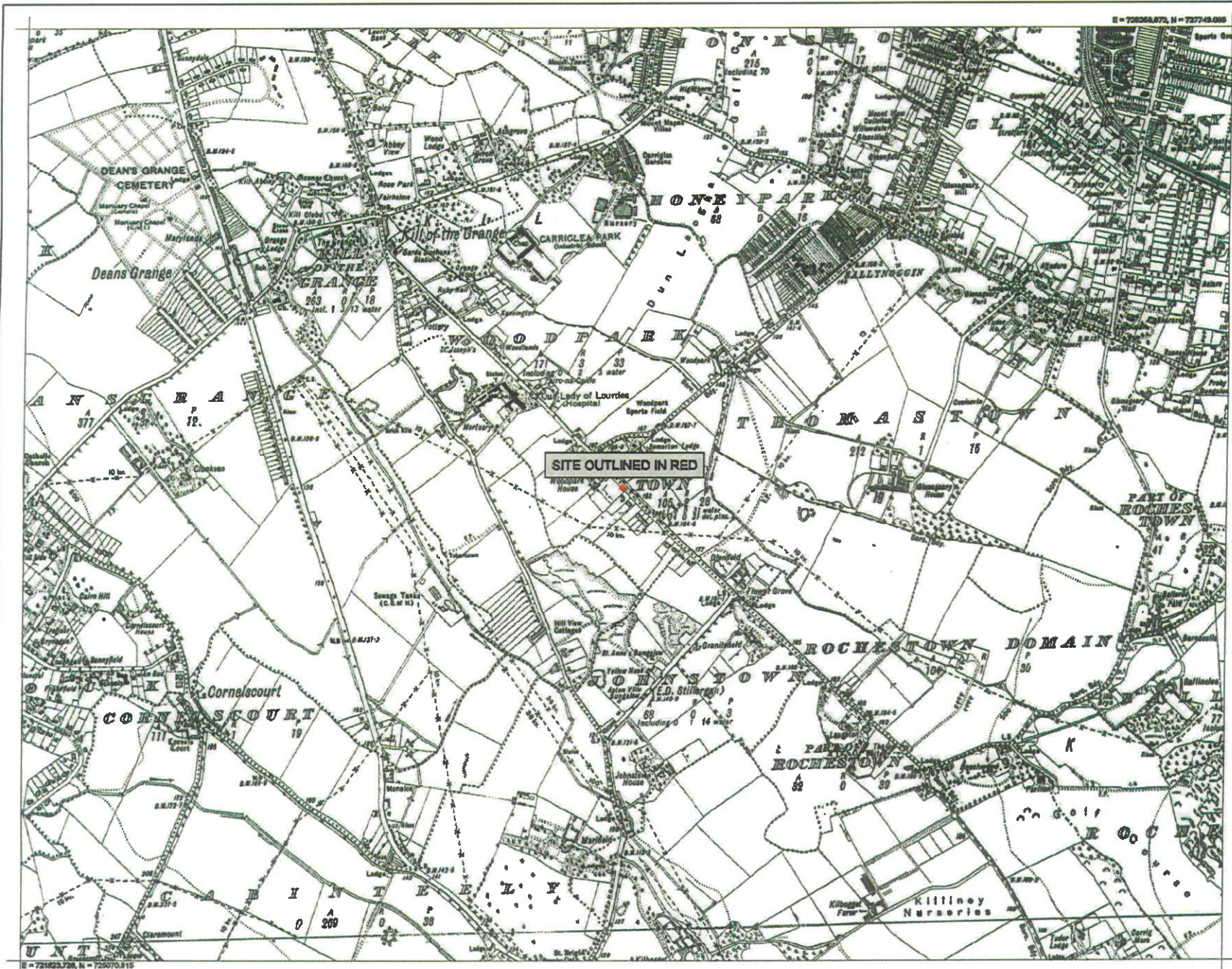
Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
COMREG MAP**

| | |
|--------------------|----------------|
| Designed | Date 10/03 |
| Drawn | Scale 1:20,000 |
| Dwg No. SR1612-107 | Rev. A |



E = 72064.872, N = 727743.005

18m EVOLUTION STREETPOLE

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NOT FOR CONSTRUCTION

Description:
 Historic 8' Lot 4000
Author / Owner:
 Ordnance Survey Ireland (OSI)
Date Issued / Reference:
 05/02/2015
Scale:
 Survey Date = 21-Nov-2013
 Loaded Date = 24-Dec-2014

PROJ:
 Projection Date = 21-Nov-2013
 Survey Date = 21-Nov-2013
 Loaded Date = 24-Dec-2014

File Format:
 Tagged Image File Format (TIFF)
File Name:
 11_20150000_1.LW

File Size / Area of Interest (Aoi):
 11_20150000_1.LW 2000000000
 11_20150000_1.LW 2000000000
 11_20150000_1.LW 2000000000
 11_20150000_1.LW 2000000000

Projection / Spatial Reference:
 Author: OS, Date: 21-Nov-2013
 Author: OS, Date: 21-Nov-2013
 Author: OS, Date: 21-Nov-2013
 Author: OS, Date: 21-Nov-2013

Scale / Accuracy:
 Scale: 1:25000
 Accuracy: 1:25000

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SITE OUTLINED IN RED

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|-----|---------------------|------------|----|------|
| A | ISSUED FOR PLANNING | 05/02/2015 | | |

DELMEC

10 Barnowlee Business Park, Slattery Road,
 Grigginstown, Castle, B9 6X97,
 Rep. of Ireland.



On Tower Ireland Ltd.
 Suite 011, O'Hanrahan, 78 Plaza Road,
 Sandyford Industrial Estate, Dublin 14,
 D18 V166, IRL. E.I.C.



James Redmond and Associates Consulting Engineers
 14 Mount Street, Phoenix, Co. Dublin, D08 D021
 Home: +353 (0) 1 454 6622
 Website: www.jra.ie Email: info@jra.ie

PLANNING

Original site ID: **CIG-03758**
 Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

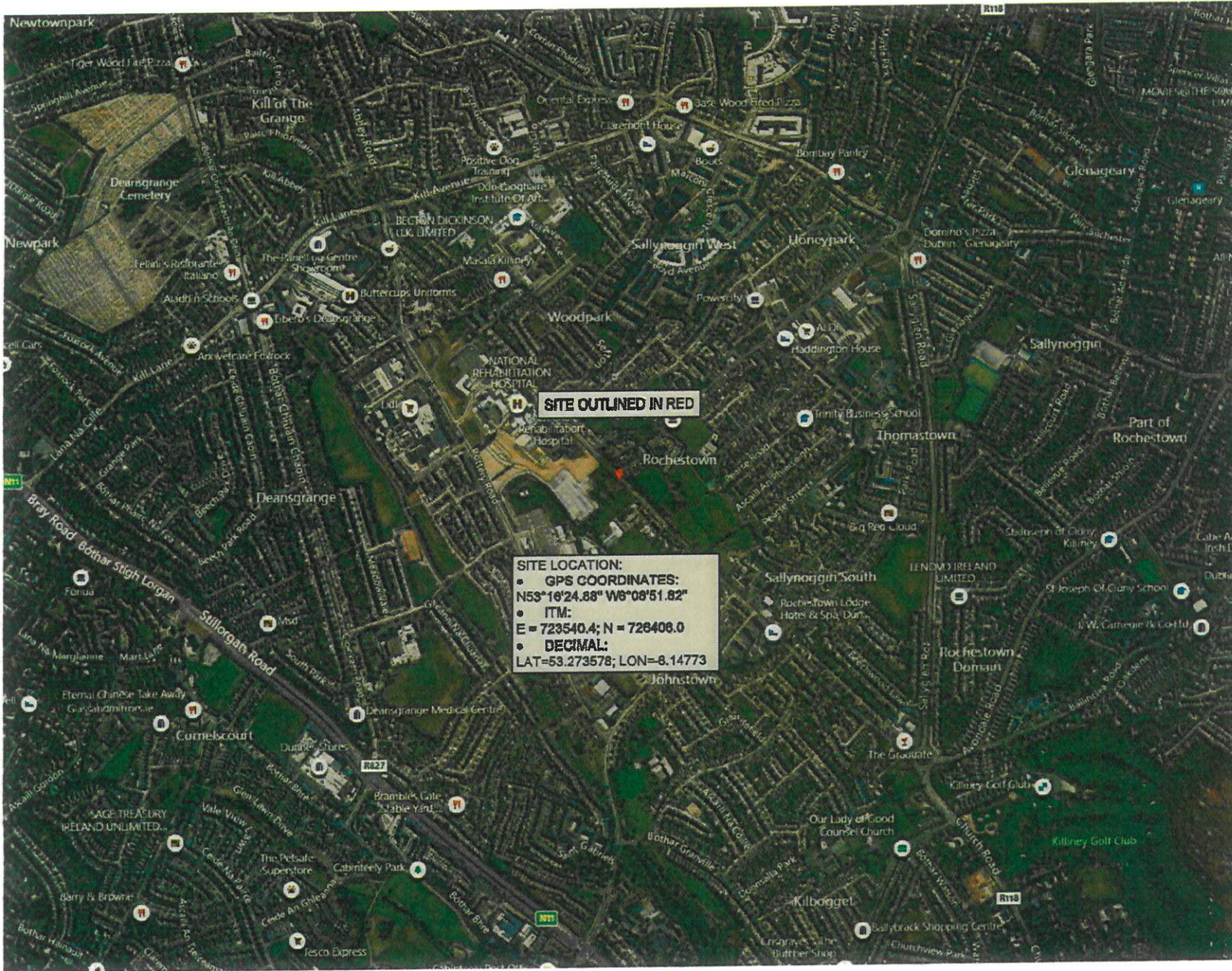
Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE,
 WOODPARK,
 CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
 SITE LOCATION MAP**

Designed: [] Date: 14/03/2015
 Drawn: [] Scale: 1:1000 Rev. A

Dwg No. **SR1612-100**

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 of Ireland
 Copyright



SITE OUTLINED IN RED

SITE LOCATION:
 • **GPS COORDINATES:**
 N53°16'24.88" W6°08'51.82"
 • **ITM:**
 E = 723540.4; N = 726406.0
 • **DECIMAL:**
 LAT=53.273578; LON=-8.14773

16m Evolution STREETPOLE

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| A | REVISED | ISSUED | BY | CHK |
|-----|----------|--------|----|-----|
| No. | Revision | Date | By | Chk |

JELMEC

3D Renewable Business Park, Derry Road, Glasnevin, Co. Dub., D08 E9W7, Rep. of Ireland.



Cell Tower Ireland Ltd, Suite 011, 61-63a, 78 Parnell Street, Dublin 10, D04 YV66, IRELAND.



James Raftery and Associates Consulting Engineers, 84 Howard Court, Parkmore, Co. South, D08 W025. Phone: +353 (0) 87 566333. Website: www.jra.ie. Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

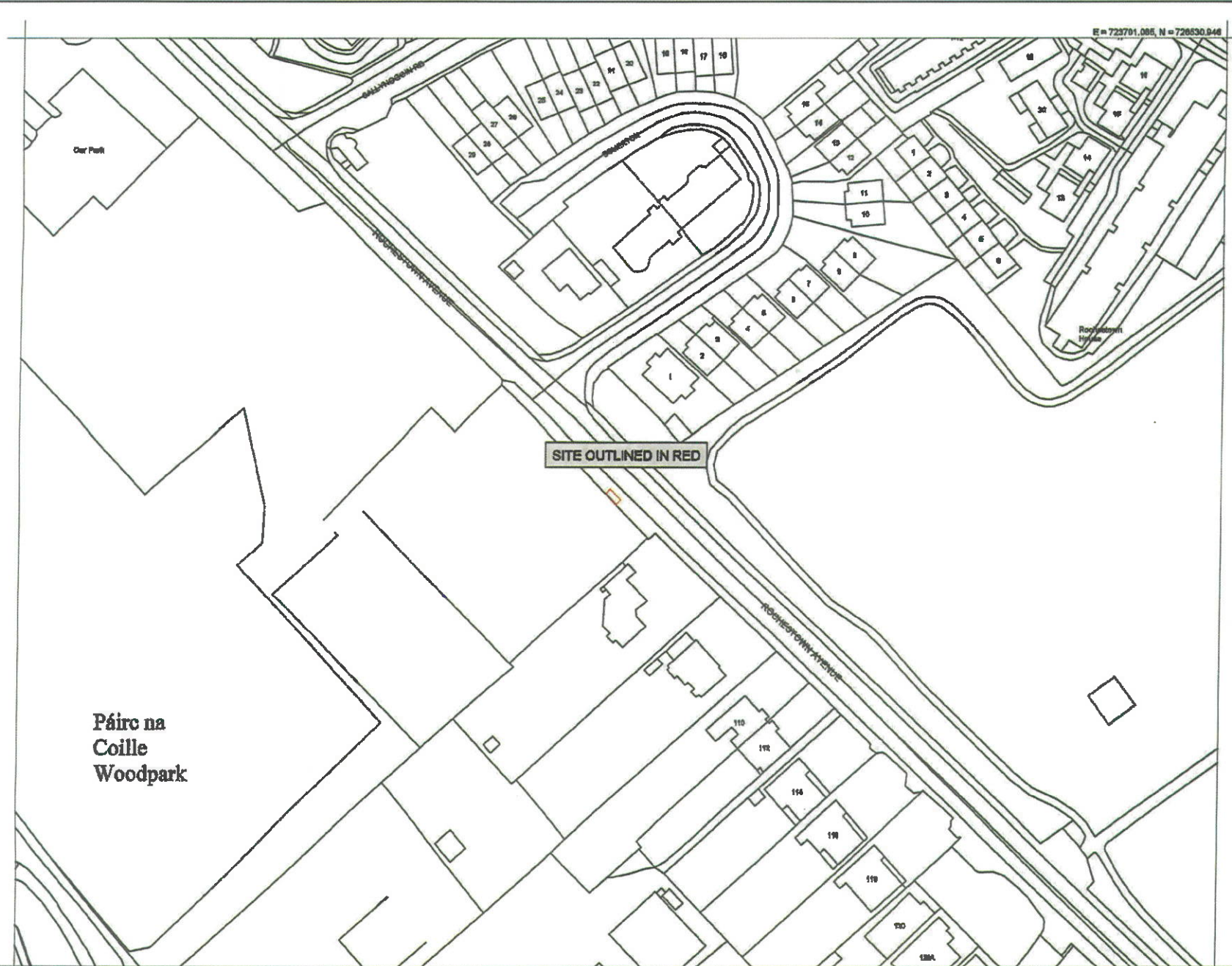
Operator site ID: **SR_1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE SITE LOCATION MAP AERIAL PHOTO**

| | | |
|---------------------------|-------|----------|
| Designed | Date | 16/12/20 |
| Drawn | Scale | 1:200 |
| Dwg No. | Rev. | 1 |
| Dwg No. SR1612-101 | | |



E = 723701.085, N = 728530.046

Car Park

Páirc na Coille
Woodpark

SITE OUTLINED IN RED

E = 723381.515, N = 728282.854

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18m EVOLUTION STREETPOLE

Improvements to be made to the existing infrastructure as described in the Application
Schedule and the associated Design and Construction Specifications to be provided as part of the
Application to the Authority.

NOT FOR CONSTRUCTION

Drawings:
Digital Landscape Model (DLM)
Publisher / Owner:
Ordnance Survey Ireland (OSI)
Scale Status / Reference:
1:5000
File Name:
L201108_1.dwg
Site Name / Use of Land (NLI):
112121- 723381.515,728282.854
112122- 723381.515,728282.854
112123- 723381.515,728282.854
112124- 723381.515,728282.854
Authority / Quality Reference:
Publisher: OSI, Add. Numbers, Monitor
Scale / Plot Description:
2:1 = 20000:1, 20000:1
Reference Level:
Map Datum / Map Sheet:
1:5000 / 500-25
Scale Extension Ratio:
Ratio: 0:1=1:1000
Source Data Reference:
2002: Edition: V1, 18.514
Product Version:
Number: 1.5
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| A | ISSUED FOR PLANNING | DATE |
|-----|---------------------|-------------|
| No. | Revision | Date By Clk |

DELMEC

13 Barnville Business Park, Sligo Road,
Grangecastle, Carlow, 080 52077,
Rep. of Ireland.

cellnex
driving telco connectivity
On Tower Ireland Ltd
Units 211, G House, 70 Parnell Road,
Bangor Industrial Estate, Dublin 11,
D18 YW4, IRELAND.

JRA
Consulting Engineers
1200 Sturrock and Apartment Consulting Engineers
6 Ormeau Court, Parklands, Cl. Inch, D08 X073
Phone: 011 23 57 2662
Website: www.jra.ie Email: info@jra.ie

PLANNING

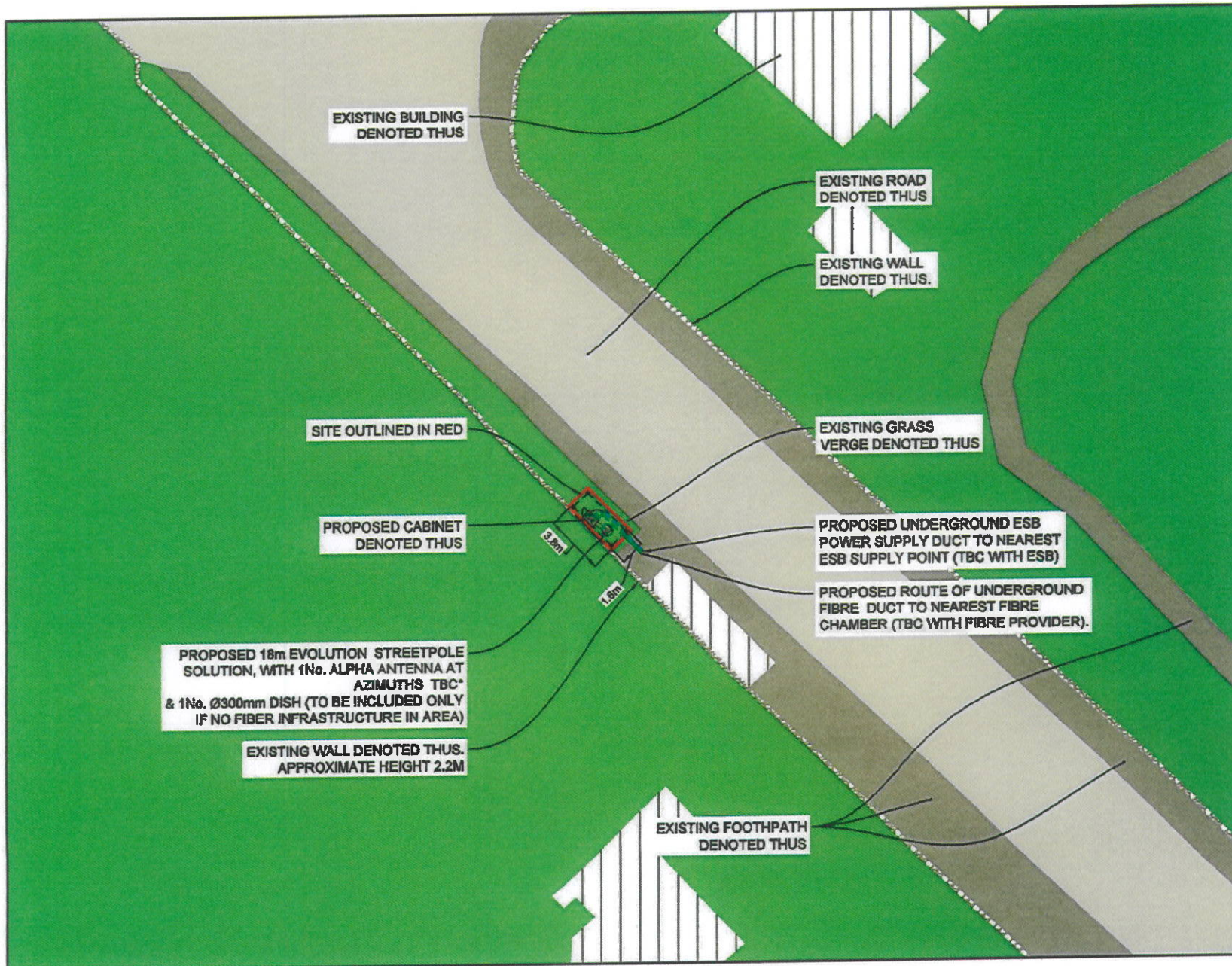
Signal site ID: **CIG-03758**

Operator site ID: **SR-1812**

Site Name:
POTTERY ROAD
Site Address:
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
DUBLIN**

Title:
**CELLNEX SMART STREETPOLE
SITE LOCATION PLAN**

Designed: [] Date: 18/08/13
Drawn: [] Scale: 1:500 Rev: A
Dwg No. **SR1812-102**



SITE LAYOUT
SCALE 1:250

18m EVOLUTION STREETPOLE

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LEGEND

| | |
|----------------------|--|
| EXISTING BUILDING | |
| EXISTING ROAD | |
| EXISTING GRASS VERGE | |
| EXISTING WALL | |
| EXISTING FOOTPATH | |



| | | | | | |
|-----|------------|--------|----|-------|--|
| A | SR1612-103 | 1/2023 | | | |
| No. | Revision | Date | By | Check | |

DELMEC

30 Riverside Business Park, Slattery Road, Gallopswell, Celmer, W53 8W7, Rep. of Ireland.

cellnex
Driving telecom connectivity
On Tower Ireland Ltd.
Units 911, O'Hanlon, 70 Plaza Road, Roselind Industrial Estate, Dublin 14, D16 V165, IRELAND.

JRA
Consulting Engineers
James Raymond & Associates, Consulting Engineers
11 Howard Court, Portlaoine, Co. Kild, W23 8D9
Phone: +353 (0) 45 25 25 25
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

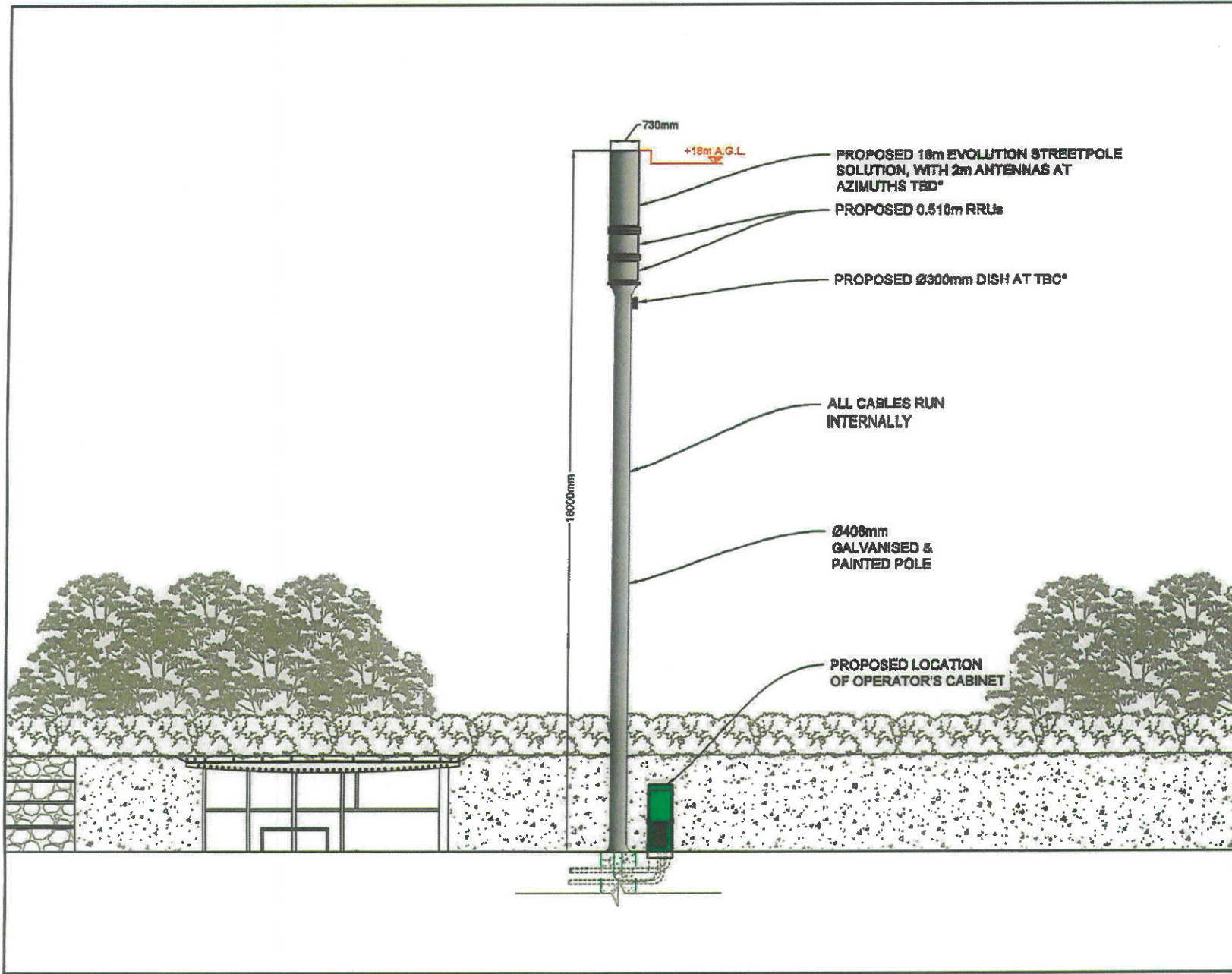
Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE, WOODPARK, CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE SITE LAYOUT PLAN**

| | |
|--------------------|-----------------|
| Designed | Date: 10/1/2023 |
| Drawn | Scale: 1:250 |
| Dwg No. SR1612-103 | Rev. A |

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ELEVATION
SCALE 1:100

18m EVOLUTION STREETPOLE

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THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.

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| A | ISSUE FOR PLANNING | 18/2023 | | |
|-----|--------------------|---------|----|------|
| No. | Revision | Date | By | Clad |

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Cell Tower Ireland Ltd,
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Sandymount Industrial Estate, Dublin 16,
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2 Howard Court, Parklands Dr, Malahide, Co. DU,
Dublin 11, Ireland
Phone: +353 (0) 1 854 4333
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**
Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
COLDUBLIN**

Title:
**CELLNEX SMART STREETPOLE
ELEVATION**

| | |
|----------|---------------------|
| Designed | Date: 18/2/23 |
| Drawn | Scale: 1:100 Rev: A |

Draw No. **SR1612-103A**



18m EVOLUTION STREETPOLE

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City Tower Ireland Ltd.
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D18 YV90, IRELAND.

JRA

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3 Grand Quay, Portlaoine, Co. Louth, E12 2Y1T
Phone: +353 (0) 47 264444
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: CIG-03758

Operator site ID: SR-1612

Site Name: POTTERY ROAD

Site Address: GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO.DUBLIN

Title: CELLNEX SMART STREETPOLE
SCHEMATIC ELEVATION

Designed: [Redacted] Date: 19/12/20

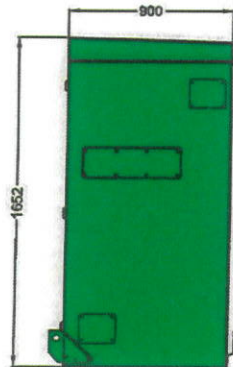
Drawn: [Redacted] Scale: 1:75 Rev. A

Dwg No. SR1612-104

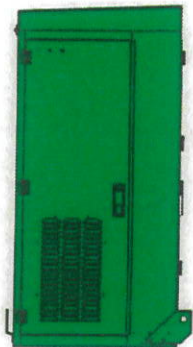
NOT FOR CONSTRUCTION



FRONT VIEW



R/H SIDE VIEW



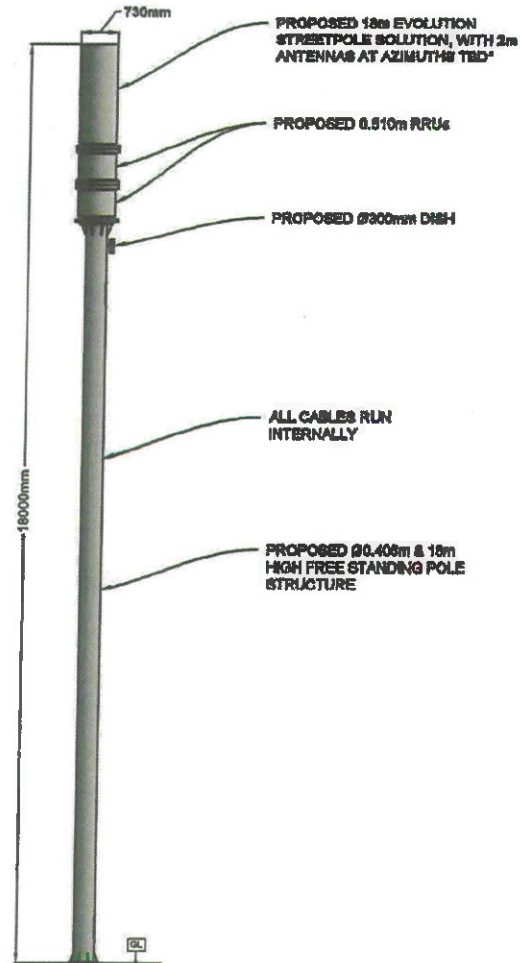
L/H SIDE VIEW



ISO VIEW

CABINET DETAILS

SCALE 1:25



TYPICAL POLE

SCALE 1:100

18m EVOLUTION STREETPOLE

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL RELEVANT REGULATIONS AND STANDARDS. IT IS THE RESPONSIBILITY OF THE USER TO ENSURE THAT ALL RELEVANT REGULATIONS AND STANDARDS ARE COMPLIED WITH. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

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| A | ISSUED FOR PLANNING | 1/2023 | | | |
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PLANNING

Signal site ID: CIG-03758

Operator site ID: SR-1612

Site Name: POTTERY ROAD

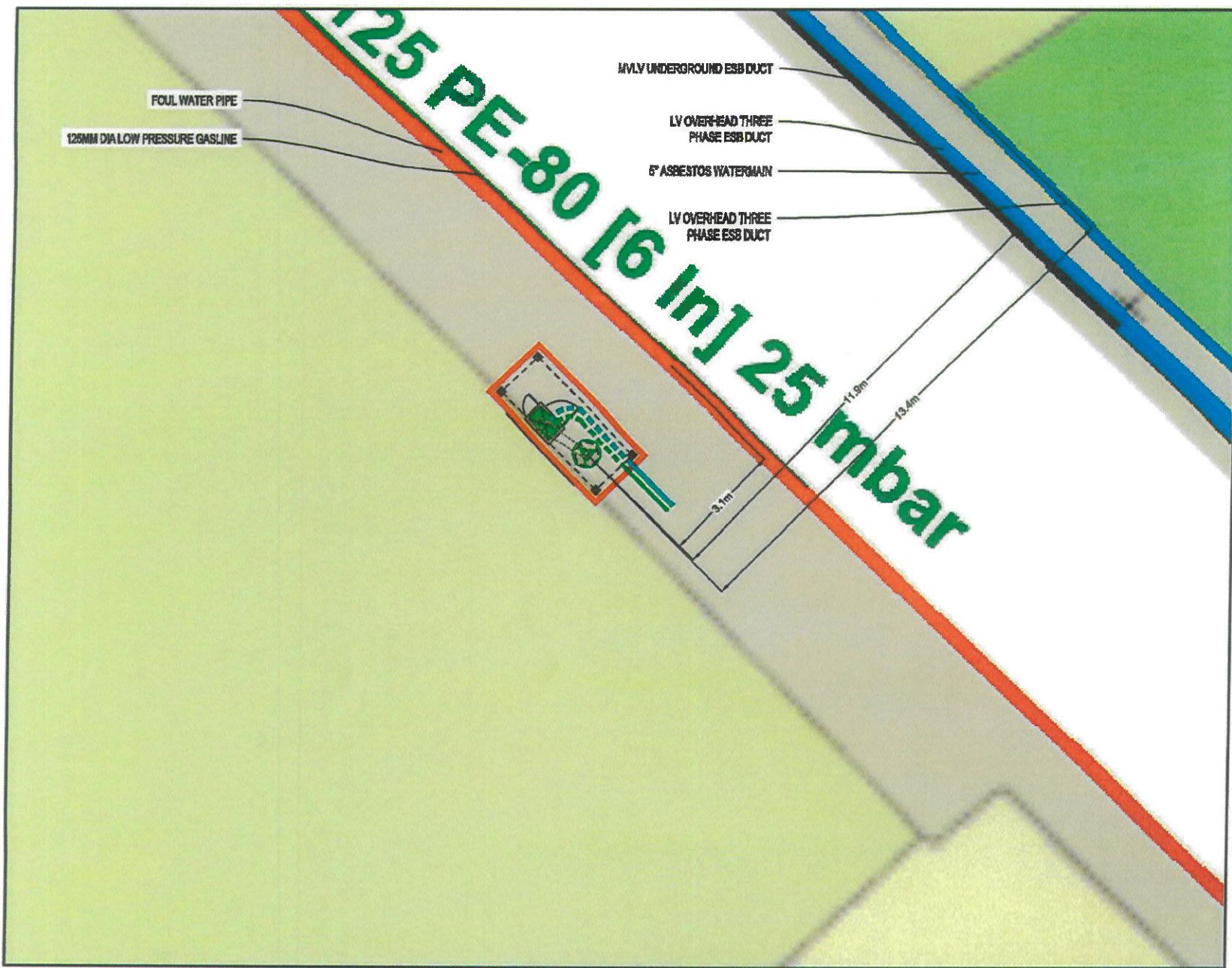
Site Address: GRASS VERGE ALONG ROCHESTOWN AVE,
 WOODPARK,
 CO. DUBLIN

Title: CELLNEX SMART STREETPOLE

STANDARD ELEVATION AND DETAILS

| Designed | Date | 19/12/22 |
|----------|-------|----------|
| Drawn | Scale | AS |
| Drawn | Scale | Rev. |
| | | A |

Dwg No. SR1612-105



UNDERGROUND SERVICES
SCALE 1:100

18m EVOLUTION STREETPOLE

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Suite 211, 212 Moles, 70 Parnell Road,
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D14 Y1M8, IRELAND.



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6 Howard Street, Fingertown, Co. Kerry, K66 0020
Phone: +353 (0) 27 8624330
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

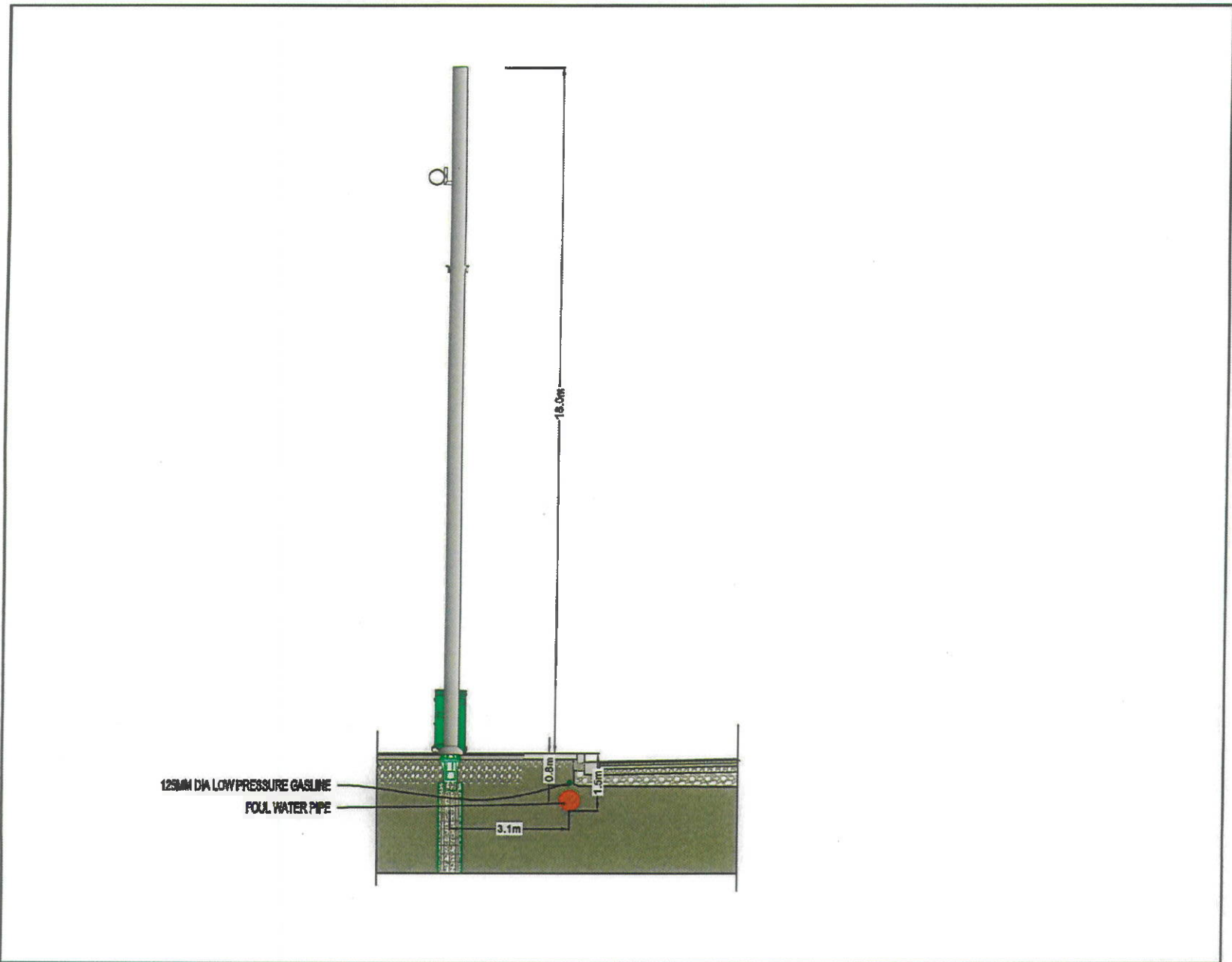
Site Address: **GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
SITE LAYOUT PLAN**

| | | |
|----------|-------|--------------|
| Designed | Date | 11/11/2011 |
| Drawn | Scale | 1:100 Rev. A |

Dwg No. **SR1612-500**

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UNDERGROUND SERVICES

SCALE 1:100

18m EVOLUTION STREETPOLE

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Area Based and Developer Consulting Engineers
11 Grand Canal, Portlaoise, Co. Laois, 320 10100
Phone +353 (0) 27 8664433
Website www.jra.ie Email info@jra.ie

PLANNING

Signal site ID **CIG-03750**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG ROCHESTOWN AVE,
WOODPARK,
CO DUBLIN**

Title
**CELLNEX SMART STREETPOLE
ELEVATIONS**

| Designed | Date | Drawn | Scale | Rev. |
|----------|-------|-------|-------|------|
| | 14/03 | | 1:50 | A |

Dwg No. **SR1612-501**

18m EVOLUTION STREETPOLE

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VISUAL REFERENCE POINTS

| DWG NO. | LOCATION | COORDINATES (ITM) | DISTANCE | BEARING | VISIBILITY |
|---------|----------|--------------------------|----------|---------|---|
| 1 | VRP 1 | 723631.1119, 728442.2272 | 37M | 345° | Pole and cabinet visible. |
| 2 | VRP 2 | 723573.3776, 728477.9987 | 78M | 25° | Pole and cabinet are partially visible. |
| 3 | VRP 3 | 723482.3454, 728499.2026 | 122M | 321° | Pole and cabinet visible. |
| 4 | VRP 4 | 723613.1174, 728353.7433 | 89M | 120° | Pole and cabinet are partially visible. |

| No. | Revision | Date | By | Check |
|-----|----------|------|----|-------|
| | | | | |

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Phone: +353 (0) 57 834423
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name:
POTTERY ROAD

Site Address:
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title:
**CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed: [] Date: 14/1/20
Drawn: [] Scale: 1:1 Rev: A

Dwg No. **SR-1612-VRP INFORMATION**



18m EVOLUTION STREETPOLE

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Consulting Engineers
Ireland's National and Approved Engineering Regulator
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Phone: +353 1 208 2222
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP INFORMATION**

| | | | |
|----------|--|-------|----------|
| Designed | | Date | 18/12/20 |
| Drawn | | Scale | 1:1 |
| | | Rev. | A |

Dwg No. **SR-1612-VRP INFORMATION**



VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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Consulting Engineers

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Phone +353 01 87 883333
Website www.jra.ie, Email info@jra.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
VRP 1**

Designed **[]** Date 11/1/2010
Drawn **[]** Scale 1:1 Rev. **A**

Dwg No. **SR-1612-121**



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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| No. | Revision | Date | By / Ctd |

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 D18 YV6Q, IRELAND.



JIRA Consulting Engineers
 23 Woodlands Park, Dublin 15, D15 H2T6
 Phone: +353 (0) 1 272 8822
 Website: www.jira.ie Email: info@jira.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name **POTTERY ROAD**

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
 WOODPARK,
 CO. DUBLIN**

Title
**CELLNEX SMART STREETPOLE
 VRP 2**

Designed **[Redacted]** Date 11/1/2013
 Drawn **[Redacted]** Scale 1:100 Rev. A

Dwg No. **SR-1612-122**



VRPs - WITHOUT SOLUTION IN PLACE



VRPs - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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| No. | Revision | Date | By | Chd | |

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James Redmond and Associates Consulting Engineers
2 Howard Street, Parklands Co. Wick, W9 1SW
Phone: +353 90 97 88822
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP 3**

Designed: [] Date: 11/1/2020
Drawn: [] Scale: A1 Rev: A

Dwg No. **SR-1612-123**



VRP4 - WITHOUT EVOLUTION IN PLACE



VRP4 - WITH EVOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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It is the responsibility of the client to ensure that the correct materials are used in the construction.

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| A | REV. NO. | 1/2023 | | |
| No. | Revision | Date | By | Chd |

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Structural and Architectural Consulting Engineers
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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title
**CELLNEX SMART STREETPOLE
VRP 4**

Designed **[Redacted]** Date 19/12/23
Drawn **[Redacted]** Scale 1:1 Rev. A

Dwg No. **SR-1612-124**

VISUAL REFERENCE POINTS

| DWG NO. | LOCATION | COORDINATES (ITM) | DISTANCE | BEARING | VISIBILITY |
|---------|----------|--------------------------|----------|---------|---|
| 1 | VRP 1 | 723531.1119, 726442.2272 | 37M | 345° | Pole and cabinet visible. |
| 2 | VRP 2 | 723573.3775, 726477.8687 | 78M | 25° | Pole and cabinet are partially visible. |
| 3 | VRP 3 | 723482.3454, 726499.2028 | 122M | 321° | Pole and cabinet visible. |
| 4 | VRP 4 | 723613.1174, 726353.7433 | 89M | 125° | Pole and cabinet are partially visible. |

18m EVOLUTION STREETPOLE

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| No. | Revision | Date | By | Chkd |

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PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title

**CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed **11/1/2013**

Drawn **Scale 1:1** Rev. **A**

Dwg No. **SR-1612-VRP INFORMATION**



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| No. | Revision | Date |

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2000 National and Industrial Consulting Engineers
3 Galloway Court, Parkmore, Co. Wick, N15 0E25
Phone: +353 (0) 27 883223
Website: www.jra.ie, Email: info@jra.ie

PLANNING

Original site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP INFORMATION**

Designed: [Redacted] Date: 16/02/23

Drawn: [Redacted] Scale: 1:1 Rev. A

Dwg No. **SR-1612-VRP INFORMATION**



VRP1 - WITHOUT SOLUTION IN PLACE



VRP1 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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| A | DATE | BY | CHKD |
|-----|----------|------|------|
| No. | Revision | Date | By |

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Rep. of Ireland.



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Dundrum, Dublin 16,
D16 Y9K4, IRLAND.



Consulting Engineers
21 Woodfield Court, Portlaoine, Co. Laois, RG2 0W9
Phone: +353 (0) 57 863333
Web: www.jra.ie, Email: info@jra.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name: **POTTERY ROAD**

Site Address: **GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title: **CELLNEX SMART STREETPOLE
VRP 1**

Designed: [Redacted] Date: 11/2020
Drawn: [Redacted] Scale: 1:1 Rev: A

Dwg No. **SR-1612-121**



VRP2 - WITHOUT SOLUTION IN PLACE



VRP2 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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 CONSULTANTS TO BE ADVISED IMMEDIATELY OF ANY VARIATIONS TO THE WORK DESCRIBED.

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|-----|----------|------|----|------|
| A | REV. NO. | DATE | BY | CHKD |
| No. | Revision | Date | By | Chkd |

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 Sandyford Industrial Estate, Dublin 18,
 D18 YV6G, IRELAND.

JRA

Consulting Engineers
 James Richard and Associates Consulting Engineers
 3 Leinster Court, Parklands, Co. Dublin, D03 XE20
 Phone +353 01 8464333
 Website www.jra.ie Email info@jra.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name

POTTERY ROAD

Site Address

**GRASS VERGE ALONG POTTERY ROAD,
 WOODPARK,
 CO.DUBLIN**

Title

**CELLNEX SMART STREETPOLE
 VRP 2**

| | | |
|----------|-------|-----------|
| Designed | Date | 11.8.2015 |
| Drawn | Scale | 1:1 |
| | Rev. | A |

Dwg No. **SR-1612-122**



VRP3 - WITHOUT SOLUTION IN PLACE



VRP3 - WITH SOLUTION IN PLACE

1&A EVOLUTION STREETPOLE

Information on all other drawings must be read in conjunction with this drawing. Information on this drawing must be read in conjunction with all other drawings.

Information on all other drawings must be read in conjunction with this drawing.

NOT FOR CONSTRUCTION

| | | | |
|-----|----------|-------|--|
| A | Revised | 03/23 | |
| No. | Revision | Date | |

DELMEC

10 Greenacre Business Park, Clonsilla Road,
Clonsilla, Co. Wick, M9 6W7,
Rep. of Ireland.

cellnex
driving telecom connectivity

Cell Tower Ireland Ltd,
Suite 211, 41 Moore, 70 Power Road,
Dunmurry Industrial Estate, Dublin 24,
D14 YV66, IRELAND.

JRA

Consulting Engineers
James Raftery and Associates Quantity Surveyors
2 Howard Court, Fingertree, Co. Wick, M9 1Y8H
Phone: +353 (0) 57 882438
Website: www.jra.ie Email: info@jra.ie

PLANNING

Signal site ID **CIG-03758**

Operator site ID **SR-1612**

Site Name
POTTERY ROAD

Site Address
**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO. DUBLIN**

Title
**CELLNEX SMART STREETPOLE
VRP 3**

Designed **[Redacted]** Date **11/1/2013**

Drawn **[Redacted]** Scale **1:1** Rev. **A**

Dwg No. **SR-1612-123**



VRP4 - WITHOUT SOLUTION IN PLACE



VRP4 - WITH SOLUTION IN PLACE

18m EVOLUTION STREETPOLE

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NOT FOR CONSTRUCTION

| A | NO. | DATE | BY | CHK |
|-----|----------|------|----|-----|
| No. | Revision | Date | By | Chk |

DELMEC

10 Barnaculla Business Park, Slieve Road,
Craigherrill, Carlow, RG1 1W7,
Rep. of Ireland.

cellnex
driving telco connectivity

On Tower Ireland Ltd
Suite 211, G House, 70 Parnass Road,
Bansford Industrial Estate, Dublin 14,
D14 Y16, IRELAND.

JIRA
Consulting Engineers

JIRA National and International Engineering
14 Mount Charles, Portlaoine, Co. Wick, RG1 1W7
Phone: +353 (0) 27 568422
Website: www.jira.ie Email: info@jira.ie

PLANNING

Signal site ID: **CIG-03758**

Operator site ID: **SR-1612**

Site Name:

POTTERY ROAD

Site Address:

**GRASS VERGE ALONG POTTERY ROAD,
WOODPARK,
CO.DUBLIN**

Title:

**CELLNEX SMART STREETPOLE
VRP 4**

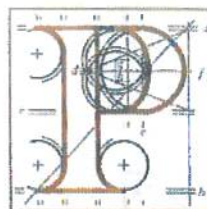
Designed: [Redacted] Date: 11/12/12

Drawn: [Redacted] Scale: A1 (Rev. A)

Dwg No. SR-1612-124

Our Case Number: ABP-317953-23

Planning Authority Reference Number: CTT.23.054-280781



An
Bord
Pleanála

Dún Laoghaire-Rathdown County Council
County Hall
Marine Road
Dun Laoghaire
Co. Dublin

Dún Laoghaire Rathdown
County Council
22 MAY 2024
RECEIVED
Road Maintenance
& Public Lighting

Date: 17 MAY 2024

Re: Section 254 Licence for 18 metre telecommunications Infrastructure and cabinet
West side of Rochestown Avenue in Dun Laoghaire adjacent to a bus stop (ID 7056). The site
currently consists of a grass verge.

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the
Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board
will make available for inspection and purchase at its offices the documents relating to any matter falling
to be determined by it, within 3 days following the making of its decision. The documents referred to
shall be made available for a period of 5 years, beginning on the day that they are required to be made
available. In addition, the Board will also make available the Inspector's Report, the Board Direction and
Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is
normally made available on the list of decided cases on the website on the Wednesday following the
week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on
weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on
which the office of the Board is closed.

Yours faithfully,

[Redacted Signature]

Executive Officer

[Redacted Contact Information]

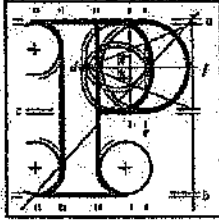
DUN LAOGHAIRE RATHDOWN CO. CO.
SECRETARIAT SECT.

20 MAY 2024

RECEIVED
PLANNING DEPT

Tel (01) 858 8100
Glaos Áitiúil LoCall 1800 275 175
Facs (01) 872 2684
Láithreán Gréasáin Website www.pleanala.ie
Ríomhphost Email bord@pleanala.ie

64 Sráid Maoilbhride 64 Marlborough Street
Baile Átha Cliath 1 Dublin 1
D01 V902 D01 V902



An
Bord
Pleanála

Board Order
ABP-317953-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: CTT.23.054-280781

Appeal by [REDACTED]

[REDACTED] against the decision made on the 12th day of June, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a licence to On Tower Ireland Limited care of Jason Redmond and Associates of 5 Lismard Court, James Fintan Lalor Avenue, Portlaoise, County Laois.

Licence Application: Section 254 licence for 18-metre telecommunications infrastructure and cabinet at west side of Rochestown Avenue, Dun Laoghaire, County Dublin (adjacent to a bus stop).

Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act, 2000, as amended, An Bord 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 the provisions of section 254 of the Planning and Development Act 2000, as amended, and the location and nature of the proposed development, which comprises an 18-metre telecommunication 'Evolution' street pole and associated cabinet, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the relevant Dún Laoghaire-Rathdown County Development Plan 2022-2028 policy framework, would not cause adverse impacts on visual and residential amenities, would not inconvenience the safety of road users, including pedestrians, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board 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. (a) This permission shall apply for a period of 10 years from the date of this order. The telecommunications structure and related ancillary structures shall then be removed unless, prior to the end of the period, permission shall have been granted for their retention for a further period.
- (b) The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.

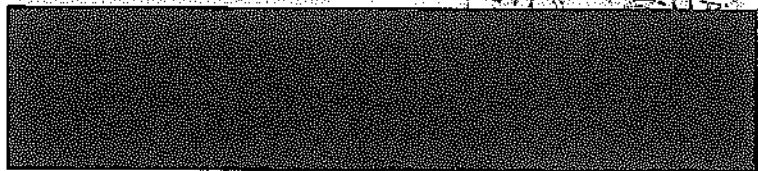
Reason: To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The antenna type and mounting configuration shall be in accordance with the details submitted with the 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 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.



**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this *16* day of *May* 2024

Licence Number: CRM 280781

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL
Comhairle Contae Dhún Laoghaire-Ráth an Dúin

**PLANNING AND DEVELOPMENT ACT, 2000
(SECTION 254)
PLANNING AND DEVELOPMENT REGULATIONS 2001**

**LICENCE TO PLACE A TELECOMMUNICATION
CABINET AND POLE ON THE PUBLIC FOOTPATH/ROADWAY**

Dún Laoghaire-Rathdown County Council ("the Council")
in conjunction with An Bord Pleanála (ABP-317953-23)

grants to

On Tower Ireland Ltd. ("the Licensee")

a Licence to place and maintain 1 Telecommunications Cabinet
measuring externally 0.892m³ (0.900mL × 0.600mW × 1.652mH),
and a pole area 0.129m² (height 18m)

subject to a minimum footpath clearance of 1.8m and the General Licence Conditions
pertaining to the issue of this licence (see reverse) at the

west side of Rochestown Avenue in Dun Laoghaire adjacent to a bus stop (ID 7056)
subject to the special Licence Conditions hereunder in the attached Schedule

Underwriter: ZURICH Insurance PLC

Public Liability Insurance: [REDACTED]

Date of grant of licence: 16/05/2024

Expiry date of licence: 15/05/2034

James Phelan

Senior Engineer

The granting of this licence does not exempt the licensee from the provisions of any other legislation



SCHEDULE OF 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. (a) This permission shall apply for a period of 10 years from the date of this order. The telecommunications structure and related ancillary structure shall then be removed unless, prior to the end of the period, permission shall have been granted for their retention for a further period.

(b) The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.

Reason: To enable the impact of the development to be assessed, having regard to changes in technology and design during the specified period.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The antenna type and mounting configuration shall be in accordance with the details submitted with the 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 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.

