

DEPUTY PLANNING OFFICER

APPLICATION NO.	WEB2052/26
PROPOSAL	PROTECTED STRUCTURE: The proposed development will consist of the installation of telecommunications equipment including 6 No. rooftop ballast mounted antennae, 2 No. ballast mounted dishes, remote radio units (RRU's), GPS, site lamp, cable management, cable tray, vertical ladders with double ring and safety rail, handrail, cabinets and all associated site development works on the building rooftop of protected structure (RPS 3280) to provide for high-speed wireless data and broadband services.
LOCATION	2, Grand Parade, Ranelagh, Dublin 6
APPLICANT	Phoenix Tower Ireland III Limited
DATE LODGED	01-May-2026
ZONING	
APPLICATION TYPE	Permission

17/06/2026

Site Notice Inspection

The site notice was in place and in order.

Description of Site and Surroundings

The subject site lies just south of the Grand Canal and the Charlemont Luas Stop and relates to an office building previously used as offices for the Carroll's Tobacco Group. The building itself is a Protected Structure, under RPS 3280 and is situated within the Dublin City Conservation Area. It also sits approx. 270m from Dartmouth Square which is an Architectural Conservation Area. The surrounding area largely consists of high-density mixed-use buildings.

Proposed Development

The proposed development will consist of the installation of telecommunications equipment including 6 No. rooftop ballast mounted antennae, 2 No. ballast mounted dishes, remote radio units (RRU's), GPS, site lamp, cable management, cable tray, vertical ladders with double ring and safety rail, handrail, cabinets and all associated site development works on the building rooftop of protected structure (RPS 3280) to provide for high-speed wireless data and broadband services.

Zoning

Under the Dublin City Development Plan 2022-2028, the site is Zoned Z6 (Employment & Enterprise) of which the objective is '*To provide for the creation and protection of enterprise and facilitate opportunities for employment creation*'.

Pre-Planning Consultation

No pre-planning consultation took place.

Relevant and Recent Planning History

WEB2915/25: Permission Refused for the installation of telecommunications equipment including No. 6 rooftop ballast mounted antennae, No. 2 ballast mounted dishes, remote radio units (RRU's), GPS, site lamp, cable tray, handrail, cabinets and all associated site development works on the building rooftop of protected structure (RPS 3280) to provide for high-speed wireless data and broadband services.

Reason for Refusal

The proposed development comprising of telecommunication structures would have negative impact on the protected character of the subject site, would detract from the conservation character of the area and would have a negative visual impact on a sensitive streetscape which is in the Grand Canal Conservation Area and in close proximity to the Dartmouth Square & Environs

Architectural Conservation Area. Therefore, the proposed development would contravene the zoning objective and Policy BHA2, BHA7 and BHA9 of the Dublin City Council Development Plan 2022-2028. This would, in turn, contravene Section 15.18.5 of the Dublin City Development Plan 2022 – 2028 in selecting appropriate sites for the provision, hosting and co-hosting of telecommunication structures and would set an undesirable precedent for similar type development. The proposal would devalue property within the vicinity and would be contrary to the proper planning and sustainable development of the area.

3768/24: Permission granted by DCC for amendments to previous grants under Reg. Ref. 2373/17 and ABP Ref. 300873-18, as previously amended under Reg. Ref. 4755/19, and Reg. Ref. 3486/20 and ABP Ref. 309011-20. The development will consist of the provision of signage for the permitted office development, comprising 2 no. free standing signs of 0.66m in height and c. 1.20m in length at the development frontage to Grand Parade, provision of 1 no. surface mounted sign of 0.33 metres in height and 0.6 metres in length mounted to an existing brick gatepost at the gateway from Dartmouth Road, and all associated and ancillary works..

3486/20; ABP-309011-20: Permission granted by DCC and upheld by An Bord Pleanála for amendments to previously permitted development under Ref. 2373/17 and 4755/019.

4755/19: Permission granted by DCC for amendments to previously permitted development under Ref. 2373/17

2373/17; ABP-300873-18: Permission granted by DCC and upheld by An Bord Pleanála for the following works: Development will consist of refurbishment and alterations to the existing 8 storey Carroll's Building (a protected structure RPS Ref. 3280), to include refurbishment of original features and removal of later building fabric, including a single storey rear extension. The proposed alterations include a change of use from office to cafe / restaurant at basement and ground floor level and a gallery / multi-purpose space at first floor level. External alterations to the protected structure include replacement glazing, the reinstatement of the original undercroft, alterations to the existing plant area at roof level and landscaping to the curtilage of the existing Protected Structure. Demolition of 3 no. existing warehouse / light industrial building to the south of the Protected Structure and other ancillary structures on the site. Provision of a new part 3, part 4, part 5 and part 6 storey, over two levels of basement, new office building to the south of and setback from the Carroll's Building. The proposed office building is connected to the Carroll's Building by a 6 storey glazed atrium and an 8 storey link which provides for new shared circulation / lobby and a services core. A roof terrace is provided at fourth and fifth floor level. The proposed office extension has a total GFA of 10,658 sq.m including basement floorspace. Vehicular access to the office building and basement car park will be from Grand Parade and a secondary controlled vehicular access will be provided from Dartmouth Road. The development includes 30 no. car parking spaces, 126 no. bicycle spaces, changing facilities and plant area, including electrical rooms, substation and switchrooms at basement level - 1. A plant room is also provided at basement level -2. 9 no. surface level car parking spaces are provided. The total floorspace, including existing retained and proposed new floorspace, including basement area, to be provided on site is 15,647 sq.m GFA. The development includes all associated site development works, hard and soft landscaping and all other ancillary works.

Relevant Enforcement History

None.

Consultations

Internal Consultees:

- Drainage Division: No objection.
- Conservation Division: Recommend Refusal.

Prescribed Bodies:

- Irish Rail – No comments received.
- Irish Water – No comments received.
- Transport Infrastructure Ireland (TII): Recommendation for Section 49 Levy to be applied if relevant to the development.
- Fáilte Ireland – No comments received.
- An Chomhairle Ealaíon - No comments received.

Submissions/Observations /Representations

None received.

Relevant Policies, Objectives and Standards Dublin City Development Plan 2022 – 2028

The following sections of the Development Plan, amongst others apply:

BHA1 - Record of Protected Structures

BHA2 - Development of Protected Structures

BHA9 - Conservation Areas

Section 15.18.5 Telecommunications and Digital Connectivity

All new developments will be required to provide for open access connectivity arrangements directly to individual premises to enable service provider competition and consumer choice in line with Policy SI46 of the development plan. 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. 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.

Planning Assessment

The applicant is proposing the provision of new telecommunication structures at the roof level of the structure. The proposed development is acceptable in principle as per the zoning designation of the subject site, which is governed by Z6, subject to the provisions of the Dublin City Development Plan 2022 – 2028.

This application is almost identical to the previously refused permission under WEB2915/25 apart from some minor changes to the layout including the addition of a 1.1m high safety handrail next to the existing roof light and re-routed works over the existing rooftop latch way system on the eastern side of the building.

To reiterate, the previous reason for refusal states;

The proposed development comprising of telecommunication structures would have negative impact on the protected character of the subject site, would detract from the conservation character of the area and would have a negative visual impact on a sensitive streetscape which is in the Grand Canal Conservation Area and in close proximity to the Dartmouth Square & Environs Architectural Conservation Area. Therefore, the proposed development would contravene the zoning objective and Policy BHA2, BHA7 and BHA9 of the Dublin City Council Development Plan 2022-2028. This would, in turn, contravenes Section 15.18.5 of the Dublin City Development Plan

2022 – 2028 in selecting appropriate sites for the provision, hosting and co-hosting of telecommunication structures and would set an undesirable precedent for similar type development. The proposal would devalue property within the vicinity and would be contrary to the proper planning and sustainable development of the area

In reviewing the submitted plans and documents and taking into account the refusal under the WEB2915/25 application, the new application has not sufficiently overcome the previous reasons for refusal for this development. The Planning Authority remains of the opinion that the proposal would comprise over-dominant fixtures and forms on the roof that would cause serious injury to the special architectural character, detail, design and legibility of the Protected Structure.

Conservation

The Conservation Division have reviewed the application and have made the following comments;

'The submitted drawings and visualisations indicate that the current proposal is similar to a proposal which was refused permission in 2025 (WEB2915/25). As with the previous proposal, CO has serious concerns in relation to the visual impact that the proposed development would have on the carefully designed and special architectural character of the Protected Structure and the Grand Canal Conservation Area.

The submitted visualisations indicate that the new installations would be white in colour and would stand proud of the roofline of the Protected Structure. The prominence of the proposed telecommunication equipment is discordant with the clean lines of this nationally significant modernist landmark. The CO considers that the form and placement of the telecommunication equipment are incongruous and unacceptable from an architectural conservation standpoint. In terms of the wider context, the installation would impact on vistas to and from the Grand Canal Conservation Area.

Therefore, taking the above comments into account, it is considered that the proposed development contravenes with Policies BHA2, BHA7 and BHA9 of the Dublin City Council Development Plan 2022-2028 and would set an undesirable precedent.

Appropriate Assessment

Having regard to the nature and scale of the proposed development, the fully serviced urban location, and the distance to the nearest European site, it is considered that the proposed development is unlikely to have a significant effect, individually or in combination with other plans or projects, on a European site.

Environmental Impact Assessment

Having regard to the nature and scale of the proposed development and the distance of the site from nearby sensitive receptors, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

Conclusion

Overall, the proposal has not significantly changed from the previous application Ref: WEB2915/25 and the previous reason for refusal has not been significantly overcome to warrant a grant of permission. It is considered the structures would have a negative visual impact on the character on the Grand Canal Conservation Area, Dartmouth Architectural Conservation Area and the Protected Structure itself. This would, in turn, contravene Section 15.18.5 of the Dublin City Development Plan 2022 – 2028 in selecting appropriate sites for the provision and hosting of telecommunication structures.

The proposed development would therefore materially contravene the policies and objectives of the Dublin City Development Plan 2022-2028, would not accord with the proper planning and sustainable development of the area, and it is therefore recommended that planning permission be refused.

Recommendation

It is recommended that permission is Refused for the following reason;

1. The proposed development comprising of telecommunication structures would have negative impact on the protected character of the subject site, would detract from the conservation character of the area and would have a negative visual impact on a sensitive streetscape which is in the Grand Canal Conservation Area and in close proximity to the Dartmouth Square & Environs Architectural Conservation Area. Therefore, the proposed development would contravene the zoning objective and Policy BHA2, BHA7 and BHA9 of the Dublin City Council Development Plan 2022-2028. This would, in turn, contravenes Section 15.18.5 of the Dublin City Development Plan 2022 – 2028 in selecting appropriate sites for the provision, hosting and co-hosting of telecommunication structures and would set an undesirable precedent for similar type development. The proposal would devalue property within the vicinity and would be contrary to the proper planning and sustainable development of the area.