



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

Registered Post

**NBI Infrastructure DAC T/a National Broadband (NBI)
C/o Lungelo Nkosi, Entrust Limited
Entrust Ltd, Unit 1D
Deerpark Business Centre
Oranmore, Co. Galway
H91 X599**

11th December 2023

Section 5 referral Reference R23-91 – NBI Infrastructure DAC T/a National Broadband (NBI)

Is the construction of a fibre broadband and ancillary works development and if so is it exempted development?

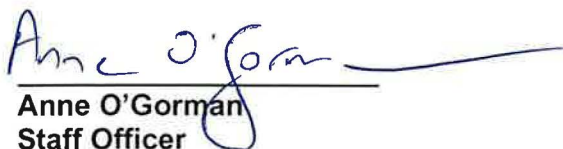
A Chara,

I refer to your application received on 22nd November 2023 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

The Planning Authority has considered the matter and I attach herewith the Council's findings in this matter.

Where a declaration is issued by the Planning Authority, any person issued with a declaration, may on payment to an Bord Pleanála of the required fee, refer a declaration for review by An Bord Pleanála within 4 weeks of the date of the issuing of the declaration. Details on making such appeal are available on the Board's website at www.pleanala.ie

Mise, le meas



**Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate**

**An Roinn Pleanála
An Stiúirtheoireacht Forbairt Gheilleagrach**

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

**Planning Department
Economic Development Directorate**

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



CLARE COUNTY COUNCIL

SECTION 5 OF THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED

DECLARATION ON DEVELOPMENT AND/OR EXEMPTED DEVELOPMENT

Chief Executive's Order No:

82844

Reference Number:

R23-91

Date Referral Received:

22nd November 2023

Name of Applicant:

NBI Infrastructure DAC T/a National
Broadband (NBI)

Location of works in question:

Lisdoonvarna Sport and Amenity Park,
Rathbaun, Lisdoonvarna, Co. Clare

Section 5 referral Reference R23-91 – NBI Infrastructure DAC T/a National Broadband (NBI)

Is the construction of a fibre broadband and ancillary works development and if so is it exempted development?

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 31 (a), (e) and (f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) The works as indicated in submitted documents from the referrer.

AND WHEREAS Clare County Council has concluded:

- (a) The installation of the proposed "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended,
- (b) The said works constitute "development" which comes within the scope of section 3(1) of the Planning and Development Act 2000, as amended,
- (c) The said development of a fibre broadband cabin and ancillary development is exempted development by virtue of Schedule 2, Part 1, Class 31 (a), (e) and (f) of the Planning and Development Regulations 2000 (as amended)

ORDER: Whereas by Chief Executive's Order No. HR 152 dated 9th April 2021, Pat Dowling, Chief Executive for Clare County Council, did, pursuant to the powers conferred on him by Section 154 of the Local Government Act 2001, delegate to Kieran O'Donnell, Administrative Officer, the powers, functions and duties as set out herein,

NOW THEREFORE pursuant to the delegation of the said powers, functions and duties and under Section 5(2)(a) of the Planning & Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the referral described above, I, Kieran O'Donnell, Administrative Officer, hereby declare that the development of a fibre broadband cabin and ancillary development at Lisdoonvarna Sport and Amenity Park, Rathbaun, Lisdoonvarna, Co. Clare is considered development which is exempted development.

Signed:


KIERAN O'DONNELL
ADMINISTRATIVE OFFICER

Date:

11th December 2023

**DECLARATION ISSUED UNDER SECTION 5 OF THE
PLANNING & DEVELOPMENT ACT 2000 (AS AMENDED)**

Reference No.: R23-91



**Comhairle Contae an Chláir
Clare County Council**

Section 5 referral Reference R23-91

Is the construction of a fibre broadband and ancillary works development and if so is it exempted development?

AND WHEREAS, NBI Infrastructure DAC T/a National Broadband (NBI) has requested a declaration from Clare County Council on the said question.

AND WHEREAS Clare County Council, in considering this referral, had regard in particular to –

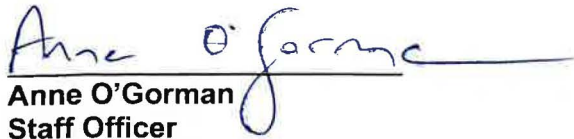
- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended,
- (c) Class 31 (a), (e) and (f) of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended,
- (d) The works as indicated in submitted documents from the referrer.

And whereas Clare County Council has concluded:

- (a) The installation of the proposed “works” which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended,
- (b) The said works constitute “development” which comes within the scope of section 3(1) of the Planning and Development Act 2000, as amended,
- (c) The said development of a fibre broadband cabin and ancillary development is exempted development by virtue of Schedule 2, Part 1, Class 31 (a), (e) and (f) of the Planning and Development Regulations 2000 (as amended)

THEREFORE: The Planning Authority in exercise of the powers conferred on it by Section 5 of the Planning and Development Act, 2000 (as amended), hereby decides that:

The proposed development consisting of the development of a fibre broadband cabin and ancillary development at Lisdoonvarna Sport and Amenity Park, Rathbaun, Lisdoonvarna, Co. Clare constitutes development which is exempted development as defined within the Planning & Development Acts, 2000 (as amended) and associated regulations.

A handwritten signature in blue ink, reading "Anne O'Gorman", with a horizontal line extending to the right.

Anne O'Gorman
Staff Officer
Planning Department
Economic Development Directorate

11th December 2023

CLARE COUNTY COUNCIL
SECTION 5 DECLARATION OF EXEMPTION APPLICATION
PLANNERS REPORT

FILE REF:	R23-91
APPLICANT(S):	NBI Infrastructure DAC
REFERENCE:	Whether the construction of fibre broadband cabin and ancillary development is or is not development and is or is not exempted development.
LOCATION:	Lisdoonvarna Sport and Amenity Park Rathbaun, Lisdoonvarna, Co Clare
DUE DATE:	18 th Dec 2023

Site Location

The proposal site located within Lisdoonvarna Sport and Amenity Park Rathbaun. The site is zoned for tourism (Tou1)

Recent Planning History on site.

None

Planning History Nearby

23/ 354 Application for PERMISSION for the following development: PERMISSION to construct 3 no. single storey extensions to the existing Pavilion Building. The extensions will consist of the following: 1. accessible changing area and WC, M&E / storage space; 2. proposed storage space linked to existing stage area; 3. multi-function meeting and office areas; 4. minor internal alterations; 5. replacement of a window with a new door, including ancillary site works. Please note that Lisdoonvarna Pavilion is classified as a protected structure. Further information was sought 09/08/23.

22/ 634 Lisdoonvarna Failte Limited. Permission granted for the following development: 1. PERMISSION to construct a Pump Track for cyclists, skateboarders, rollerbladers, consisting of a number of looped tracks, with an asphalt surfaced finish; 2. PERMISSION for

landscaping and earth embankments, grass slopes associated with Pump Track layout. 3 PERMISSION for associated bike stand, seating area, and access paths to link up with existing pathways, including ancillary site works

23/ 138 Permission granted for the construction of a Multi Use Games Area (MUGA), with associated site fencing, netting, artificial surface, floodlighting and all associated ancillary site works

22/ 807 St. Breckans GAA Club the development which will consist of an extension to the front of the existing sports complex together with ancillary site works

UD HISTORY

UD 19/ 36. File opened but no enforcement notice was served.

Background to Referral

This Referral under Section 5(1) of the Planning and Development Act 2000 (as amended) has been made by National Broadband Ireland. The lands which are the subject of this referral are owned by Lisdoonvarna Failte Limited .

The applicant is seeking a Section 5 Declaration as to whether the construction of fibre broadband cabin and ancillary development is or is not development and is or is not exempted development.

Based on the accompanying details the proposal will involve:

- The installation of a 3m (length) by 3m (height) by 3m (depth) on concrete plinth.
- The cabin will be painted green and will be located in disused land on the Lisdoonvarna Sports and Amenity park site on the southern side of the sports ground.
- New 1m wide pedestrian access to proposed NBI compound
- Proposed 2 metre retaining wall on the northern side of the cabin.
- Ducting cabling earth pits cabinets chambers mini pillars and all ancillary development there too.

Statutory Provisions

Planning and Development Act, 2000 (as amended)

In order to assess this proposal, regard has to be had to the *Planning and Development Act 2000, as amended*.

S.3.(1) In this Act, “development” means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

'Works' are defined in Section 2 of the *Planning and Development Act 2000, as amended* as follows:

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Planning and Development Act, 2000 (as amended) Section 2(1)

"statutory undertaker" means a person, for the time being, authorised by or under any enactment or instrument under an enactment to—

- (a) construct or operate a railway, canal, inland navigation, dock, harbour or airport,
- (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services, or
- (c) provide services connected with, or carry out works for the purposes of the carrying on of the activities of any public undertaking;

Planning & Development Regulations, 2001, as amended

Article 6 refers to Exempted Development and states that subject to Article 9, development of a class specified in column 1 of Part 1 of Schedule 2 shall be exempted development for the purposes of the Act, provided that such development complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1.

Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).

Class 31 (a)

The carrying out by a statutory undertaker authorised to provide a telecommunications service or development consisting of the provision of—

- (a) underground telecommunications structures or other underground telecommunications works (including the laying of mains and cables and the installation underground of any apparatus or equipment).

No conditions or limitations apply to class 31 (a)

Class 31(e)

The carrying out by a statutory undertaker authorised to provide telecommunications services of development consisting of the provision of: -

- permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks, where:
 - The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.
 - No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height.
 - No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.
 - The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.

Class 31 (f) Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).

The carrying out by a statutory undertaker authorised to provide a telecommunications service of 411 development consisting of the provision of— (a) underground telecommunications structures or other underground telecommunications works (including the laying of mains and cables and the installation underground of any apparatus or equipment),

Class 11 Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).

The construction, erection, lowering, repair or replacement, **other than** within or bounding the curtilage of a house, of – (a) any fence (not being a hoarding or sheet metal fence), or (b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete

Conditions and limitations

The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres. 2. Every

wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.

Under Article 9 (1) of the same Regulations, *development to which Article 6 relates shall not be exempted development for the purposes of the Act:*

(a) *if the carrying out of such development would –*

(i) contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act

(ii) consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,

(iii) endanger public safety by reason of traffic hazard or obstruction of road users,

(iv) except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(v) consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,

(vi) interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.

(vii) consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,

(viiA) consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant

to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended,

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

(xi) obstruct any public right of way,

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan and the development would materially affect the character of the area.

Assessment

Basis of Referral

The applicant is seeking a Section 5 Declaration as to whether the construction of fibre broadband cabin and ancillary development Lisdoonvarna Sport and Amenity Park Rathbaun, Lisdoonvarna Co. Clare is or is not development and is or is not exempted development.

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 1, Class 31(e)

This section of the Regulations provide exemptions to Statutory Undertakers with regard to works related telecommunications structures. The Act defines a statutory undertaker as:

"statutory undertaker" means a person, for the time being, authorised by or under any enactment or instrument under an enactment to—

- (a) construct or operate a railway, canal, inland navigation, dock, harbour or airport,
- (b) provide, or carry out works for the provision of, gas, electricity or telecommunications services, or
- (c) provide services connected with, or carry out works for the purposes of the carrying on of the activities of any public undertaking;

Based on this definition, I am satisfied that the applicant meets the criteria of a 'statutory undertaker'.

Planning and Development Regulations 2001 (as amended) Schedule 2, Part 2, Class 31(e)

Permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks, where:

- *The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.*

The applicant has stated that the equipment housed in the proposed structure will be used exclusively for the purposes of transmitting, receiving and processing of telecoms data for a wired network. There will be no antennas on or within the proposed cabin

- *No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height.*

The proposed cabin does not exceed these limitations. (it is 3m by 3m by 3m)

- *No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.*

The proposed development is greater than 10m from the curtilage of a house or the window of a workroom of any other structure.

- *The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.*

The applicant states that the development will not exceed this limitation.

Class 31 (f) Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).
The cabinets, chambers and mini pillars come within this scope.

Class 31 (a) Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).
The installation of ducting, cabling and earth pits come within this scope.

Class 11 Part 1 Schedule 2 of Planning and Development Regulations 2001 (as amended).

The construction, erection, lowering, repair or replacement, **other than** within or bounding the curtilage of a house, of – (a) any fence (not being a hoarding or sheet metal fence), or (b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete

Conditions and limitations

1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.
2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.

It is proposed to construct a 2m high retaining wall on the northern side of the cabin which will not be visible from the public road and does not bound a public road. The retaining wall is required because of the level difference between the pitch to the north and the subject site. The conditions and limitations do not specifically exclude retaining walls and on this basis I consider the wall in question to be exempted development.

Article 9 of the Planning and Development Regulations 2001, as amended outlines restrictions on exempted development, and these are assessed below:

- (i) *contravene a condition attached to a permission under the Act or be inconsistent with any use specified in a permission under the Act*
No recent planning application of the proposal site.
- (ii) *consist of or compromise the formation, laying out or material widening of a means of access to a public road the surfaced carriageway of which exceeds 4 metres in width,*
No .
- (iii) *endanger public safety by reason of traffic hazard or obstruction of road users,*
The proposal will not result in the creation of a traffic hazard or obstruct road users.

- (iv) *except in the case of a porch to which class 7 specified in column 1 of Part 1 of Schedule 2 applies and which complies with the conditions and limitations specified in column 2 of the said Part 1 opposite the mention of that class in the said column 1, comprise the construction, erection, extension or renewal of a building on any street so as to bring forward the building, or any part of the building, beyond the front wall of the building on either side thereof or beyond a line determined as the building line in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,*

Not applicable to this proposal.

- (v) *consist of or comprise the carrying out under a public road of works other than a connection to a wired broadcast relay service, sewer, water main, gas main or electricity supply line or cable, or any works to which class 25, 26 or 31 (a) specified in column 1 of Part 1 of Schedule 2 applies,*

Not applicable to this proposal.

- (vi) *interfere with the character of a landscape, or a view or prospect of special amenity value or special interest, the preservation of which is an objective of a development plan for the area in which the development is proposed or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan.*

N/A.

- (vii) *consist of or comprise the excavation, alteration or demolition (other than peat extraction) of places, caves, sites, features or other objects of archaeological, geological, historical, scientific or ecological interest, the preservation, conservation or protection of which is an objective of a development plan or local area plan for the area in which the development is proposed or, pending the variation of a development plan or local area plan, or the making of a new development plan or local area plan, in the draft variation of the development plan or the local area plan or the draft development plan or draft local area plan,*

Not applicable to this proposal

- (viiA) *consist of or comprise the excavation, alteration or demolition of any archaeological monument included in the Record of Monuments and Places, pursuant to section 12(1) of the National Monuments (Amendment) Act 1994, save that this provision shall not apply to any excavation or any works, pursuant to and in accordance with a consent granted under section 14 or a licence granted under section 26 of the National Monuments Act 1930 (No. 2 of 1930) as amended.*

Not applicable

(viiB) comprise development in relation to which a planning authority or An Bord Pleanála is the competent authority in relation to appropriate assessment and the development would require an appropriate assessment because it would be likely to have a significant effect on the integrity of a European site,

The proposed development is not likely to have a significant effect on the integrity of a European Site. An appropriate assessment screening report and determination is attached to this report.

(viiC) consist of or comprise development which would be likely to have an adverse impact on an area designated as a natural heritage area by order made under section 18 of the Wildlife (Amendment) Act 2000."

Not applicable in this instance

(viii) consist of or comprise the extension, alteration, repair or renewal of an unauthorised structure or a structure the use of which is an unauthorised use,

Not applicable in this instance

(ix) consist of the demolition or such alteration of a building or other structure as would preclude or restrict the continuance of an existing use of a building or other structure where it is an objective of the planning authority to ensure that the building or other structure would remain available for such use and such objective has been specified in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of the development plan or the draft development plan,

Not applicable in this instance

(x) consist of the fencing or enclosure of any land habitually open to or used by the public during the 10 years preceding such fencing or enclosure for recreational purposes or as a means of access to any seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility,

Not applicable in this instance

(xi) obstruct any public right of way,

The development will not obstruct a right of way

(xii) further to the provisions of section 82 of the Act, consist of or comprise the carrying out of works to the exterior of a structure, where the structure concerned is located within an architectural conservation area or an area specified as an architectural conservation area in a development plan for the area or, pending the variation of a development plan or the making of a new development plan, in the draft variation of

the development plan or the draft development plan and the development would materially affect the character of the area.

The proposal site is not located in an Architectural Conservation Area

Recommendation

The following questions have been referred to the Planning Authority:

development of a fibre broadband cabin + ancillary development
Whether the construction Co. Clare (per accompanying details) is or is not development and is or is not exempted development.

The Planning Authority in considering this referral had regard to:


- (a) Sections 2, 3 and 4 of the Planning and Development Act, 2000, as amended;
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended;
- (c) Class 31 (a), (e) and (f), and ~~Class 11~~ of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended;
- (d) The works as indicated in submitted documents from the referrer.

And whereas Clare County Council (Planning Authority) has concluded:

- (a) The installation of the proposed "works" which come within the scope of section 2 (1) of the Planning and Development Act 2000, as amended;
- (b) The said works constitute "development" which comes within the scope of section 3(1) of the Planning and Development Act 2000, as amended;
- (c) the said ~~construction~~ *development* of a fibre broadband cabin and ancillary development is exempted development by virtue of Schedule 2, Part 1, Class 31 (a),(e) and (f) and ~~Class 11~~ of the Planning and Development Regulations 2000 (as amended)

Now therefore Clare County Council (Planning Authority), hereby decides that:

- (i) the said the construction of a fibre broadband cabin and ancillary development is development and is exempted development.



Executive Planner

Date: 07/12/23



Senior Executive Planner

Date: 08/01/24

Appropriate Assessment & Determination

STEP 1. Description of the project/proposal and local site characteristics:	
(a) File Reference No:	Section 5 R 23- 91
(b) Brief description of the project or plan:	Fibre broad band cabin
(c) Brief description of site characteristics:	Disused ground in Lisdoonvarna Sport and Amenity park
(d) Relevant prescribed bodies consulted: e.g. DHLGH (NPWS), EPA, OPW	None
(e) Response to consultation:	None

STEP 2. Identification of relevant Natura 2000 sites using Source-Pathway-Receptor model and compilation of information on Qualifying Interests and conservation objectives.				
European Site (code)	List of Qualifying Interest/Special Conservation Interest¹	Distance from proposed development² (km)	Connections (Source-Pathway-Receptor)	Considered further in screening Y/N
Ballyteige SAC	Annex I habitats: • Molinia meadows on calcareous, peaty or clayey-silt-laden soil	2km	None	No

¹ Short paraphrasing and/or cross reference to NPWS is acceptable – it is not necessary to

reproduce the full text on the QI/SCI.

- ² If the site or part thereof is within the European site or adjacent to the European site, state here.

STEP 3. Assessment of Likely Significant Effects	
(a) Identify all potential direct and indirect impacts that may have an effect on the conservation objectives of a European site, taking into account the size and scale of the project under the following headings:	
Impacts:	Possible Significance of Impacts: (duration/magnitude etc.)
Construction phase e.g. <ul style="list-style-type: none"> • Vegetation clearance • Demolition • Surface water runoff from soil excavation/infill/landscaping (including borrow pits) • Dust, noise, vibration • Lighting disturbance • Impact on groundwater/dewatering • Storage of excavated/construction materials • Access to site • Pests 	None
Operational phase e.g. <ul style="list-style-type: none"> • Direct emission to air and water • Surface water runoff containing contaminant or sediment • Lighting disturbance • Noise/vibration • Changes to water/groundwater due to drainage or abstraction • Presence of people, vehicles and activities • Physical presence of structures (e.g. collision risks) • Potential for accidents or incidents 	None

In-combination/Other

None

(b) Describe any likely changes to the European site:

Examples of the type of changes to give consideration to include:

- Reduction or fragmentation of habitat area
- Disturbance to QI species
- Habitat or species fragmentation
- Reduction or fragmentation in species density
- Changes in key indicators of conservation status value (water or air quality etc.)
- Changes to areas of sensitivity or threats to QI
- Interference with the key relationships that define the structure or ecological function of the site

None

(c) Are '*mitigation*' measures necessary to reach a conclusion that likely significant effects can be ruled out at screening?

☐ Yes ☒ No

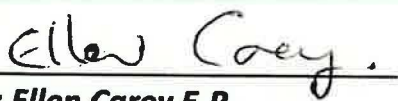
Step 4. Screening Determination Statement

The assessment of significance of effects:

Describe how the proposed development (alone or in-combination) is/is **not likely** to have **significant** effects on European site(s) in view of its conservation objectives.

The proposed development comprise a broad band cabin within a built up area where there is no path way to the SAC and SPA .

Conclusion: The proposed development is not likely to have significant effects on European site(s) in view of its conservation objectives.

	Tick as Appropriate:	Recommendation:
(i) It is clear that there is no likelihood of significant effects on a European site.	<input checked="" type="checkbox"/>	The proposal can be screened out: Appropriate assessment not required.
(ii) It is uncertain whether the proposal will have a significant effect on a European site.	<input type="checkbox"/>	<input type="checkbox"/> Request further information to complete screening <input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
(iii) Significant effects are likely.	<input type="checkbox"/>	<input type="checkbox"/> Request NIS <input type="checkbox"/> Refuse planning permission
Signature and Date of Recommending Officer:	07/ 12/ 23  Name: Ellen Carey E.P.	
Signature and Date of the Decision Maker:		



COMHAIRLE | CLARE
CONTAE AN CHLÁIR | COUNTY COUNCIL

NBI Infrastructure DAC T/a National Broadband (NBI)
C/o Lungelo Nkosi, Entrust Limited
Entrust Ltd, Unit 1D
Deerpark Business Centre
Oranmore, Co. Galway
H91 X599

22/11/2023

Section 5 referral Reference R23-91 – NBI Infrastructure DAC T/a National Broadband (NBI)

Is the construction of a fibre broadband and ancillary works development and if so is it exempted development?

A Chara,

I refer to your application received on 22nd November 2023 under Section 5 of the Planning & Development Act 2000 (as amended) in relation to the above.

Please note that the Planning Authority is considering the matter and a reply will issue to you in due course.

Mise, le meas

Brian Fahy
Planning Department
Economic Development Directorate

An Roinn Pleanála
An Stiúrtóireacht Forbairt Gheilleagrach

Áras Contae an Chláir, Bóthar Nua, Inis, Co. an Chláir, V95 DXP2

Planning Department
Economic Development Directorate

Áras Contae an Chláir, New Road, Ennis, Co. Clare, V95 DXP2



CONTAE

Clare County Council
Aras Contae an Chláir
New Road
Ennis
Co Clare

AN CHLÁIR

22/11/2023 10:06:16

Receipt No : L1CASH/0/357354
***** REPRINT *****

NBI INFRASTRUCTURE DAC
T/A NATIONAL BROADBAND
IRELAND (NBI)
3009 LAKE DRIVE
CITYWEST
DUBLIN
D24 H6RR R23-91



SECTION 5 REFERENCES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	

Total : 80.00 EUR

Tendered :
CHEQUES 80.00

Change : 0.00

Issued By : L1CASH - DEIRDRE FRENCH
From : MAIN CASH OFFICE LODGEMENT AF
Vat reg No.0033043E

COMHAIRLE

CONTAE

AN CHLÁIR

R23-91

P07

CLARE COUNTY COUNCIL
COMHAIRLE CONTAE AN CHLÁIR

Planning Department,
 Economic Development Directorate,
 Clare County Council,
 New Road, Ennis,
 Co. Clare.
 V95DXP2

Telephone No. (065) 6821616
 Fax No. (065) 6892071
 Email: planoff@clarecoco.ie
 Website: www.clarecoco.ie



Comhairle Contae an Chláir
 Clare County Council



REQUEST FOR A DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT
(Section 5 of the Planning & Development Act 2000 (as amended))

FEE: €80

This following form is a non-statutory form which has been prepared by Clare County Council for the purpose of obtaining the necessary information required for a declaration to be made under Section 5 by the Planning Authority

1. CORRESPONDENCE DETAILS.	
(a) Name and Address of person seeking the declaration	NBI Infrastructure DAC T/A National Broadband Ireland (NBI) 3009 Lake Drive Citywest Dublin D24 H6RR
(b) Telephone No.:	
(c) Email Address:	
(d) Agent's Name and address:	Lungelo Nkosi, Entrust Limited Entrust Ltd. Unit 1D, Deerpark Business Centre, Oranmore, Co.Galway H91 X599

2. DETAILS REGARDING DECLARATION BEING SOUGHT

(a) PLEASE STATE THE SPECIFIC QUESTION FOR WHICH A DECLARATION IS SOUGHT

Note: only works listed and described under this section will be assessed.

Sample Question: *Is the construction of a shed at 1 Main St., Ennis development and if so is it exempted development?*

Is the constructions of a Fibre Broadband and ancillary works development and if so, is it exempted development?

(b) Provide a full description of the question/matter/subject which arises wherein a declaration of the question is sought.

Fibre Broadband Cabin and ancillary development (See attached Cover Letter).

(c) List of plans, drawings etc. submitted with this request for a declaration:

(Note: Please provide a site location map to a scale of not less than 1:2500 based on Ordnance Survey map for the areas, to identify the lands in question)

Please see attached cover letter

3. DETAILS RE: PROPERTY/SITE/BUILDING FOR WHICH DECLARATION IS SOUGHT	
(a) Postal Address of the Property/Site/Building for which the declaration sought:	Lisdoonvarna Sport and Amenity Park, Rathbaun Td Lisdoonvarna, Co. Clare
(b) Do the works in question affect a Protected Structure or are within the curtilage of a Protected Structure? If yes, has a Declaration under Section 57 of the Planning & Development Act 2000 (as amended) been requested or issued for the property by the Planning Authority?	No.
(c) Legal interest in the land or structure in question of the person requesting the declaration (Give Details):	Leasehold
(d) If the person in (c) above is not the owner and/or occupier, state the name and address of the owner of the property in question: <i>Note: Observations in relation to a referral may be requested from the owner/occupier where appropriate.</i>	Lisdoonvarna Failte Limited Pavillion Lisdoonvarna Co. Clare
(e) Is the owner aware of the current request for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended)?:	Yes
(f) Are you aware of any enforcement proceedings connected to this site? <i>If so please supply details:</i>	No.
(g) Were there previous planning application/s on this site? <i>If so please supply details:</i>	23138
(h) Date on which 'works' in question were completed/are likely to take place:	Upon decision of Declaration

SIGNED: 

DATE: 20/11/2023

GUIDANCE NOTES

This following are non-statutory advice notes prepared by Clare County Council for the purpose of advising people what information is required for a decision to be made under Section 5 by the Planning Authority

- (i) The request for a declaration under Section 5 must be accompanied by 2 copies of site location map based on the Ordnance Survey map for the area of a scale not less than 1:1000 in urban areas and 1:2500 in rural areas and should clearly identify the site in question.
- (ii) The request for a declaration under Section 5 must be accompanied by the required fee of €80.00.
- (iii) If submitting any additional plans/reports etc. as part of the request for a declaration, please submit 2 copies.
- (iv) The request for a declaration should be sent to the following address:

Planning Department,
Economic Development Directorate,
Clare County Council
Aras Contae an Chlair,
New Road,
Ennis,
Co. Clare
V95DXP2

- (v) Notwithstanding the completion of the above form, the Planning Authority may require the submission of further information with regard to the request in order to enable the Authority to issue a declaration on the question.
- (vi) The Planning Authority may also request other persons to submit information on the question which has arisen and on which the declaration is sought

FOR OFFICE USE ONLY

Date Received:	Fee Paid:
Date Acknowledged:	Reference No.:
Date Declaration made:	CEO No.:
Decision:.....			

National Broadband Ireland
c/o Entrust Planning & Environmental
Unit 1D Deerpark Business Centre
Oranmore
Co. Galway
H91 X599

Planning Department,
Economic Development Directorate,
Clare County Council,
Aras Contae an Chlair,
New Road,
Ennis,
Co. Clare
V95 DXP2



Our Ref: NBI 80912, Lisdoonvarna

REGISTERED POST

21/11/2023

Dear Sir or Madam,

APPLICATION FOR DECLARATION OF EXEMPT DEVELOPMENT – NATIONAL BROADBAND IRELAND

APPLICATION BY THE STATUTORY UNDERTAKER OF A PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) TO UTILISE EXEMPT DEVELOPMENT RIGHTS.

INSTALLATION AT: LISDOONVARNA SPORT AND AMENITY PARK, RATHBAUN TD, LISDOONVARNA, CO. CLARE (ITM E: 513393, N: 698037).

We write in connection with a proposal to carry out exempt development by NBI Infrastructure DAC T/A National Broadband Ireland (NBI) at the above-named location, for use by NBI. This letter forms part of the request for a Declaration of Exempt Development by NBI Infrastructure DAC T/A National Broadband Ireland (NBI) to utilise exempt development rights to install electronic communications apparatus at this site, which has been chosen as a suitable network point in the design of its fibre broadband network for the area.

National Broadband Ireland

The National Broadband Plan (NBP) is the largest ever telecommunications project undertaken by the Irish State. It aims to radically transform the country's broadband landscape through the delivery of quality, affordable high-speed broadband to all parts of Ireland where such services are not available commercially.

The NBP will ensure that all people and businesses have access to high-speed broadband, no matter where they live or work. Once completed, all parts of Ireland will have access to a modern and reliable broadband network, capable of supporting the communications, information, education and entertainment requirements of current and future generations. It will

NBI Infrastructure Designated Activity Company
3009 Lake Drive, Citywest, Dublin 24, D24 H6RR

E: contactus@nbi.ie
WWW.NBI.IE

Registered in Ireland, Company Number: 631656
Directors: D. McCourt (American), M. Adams (American), P. Haran, B. Gray, H. Akhavan (American),
M. Sönmez (German), A. McCullen, D. McCauley, W.D. Scott (American).

BUILDING A LIMITLESS IRELAND

make its services available to 23% of the population in about approximately 544,000 homes, farms, schools and businesses.

Proposal

The proposal is to install electronic communications apparatus/development on behalf of National Broadband Ireland as follows:

Description of Development:

- A cabin to be painted green to be located in disused land on the Lisdoonvarna Sport and Amenity Park site on the southern side of the sports ground;
- The cabin measures 3 m (Length) x 3 m (Width) x 3 m (Height) on concrete plinth;
- Proposed new 1 m wide pedestrian access to proposed NBI compound;
- Proposed 2 m retaining wall on the northern side of the cabin;
- Ducting, cabling, earth pits, cabinets, chambers, mini pillar and all ancillary development thereto.

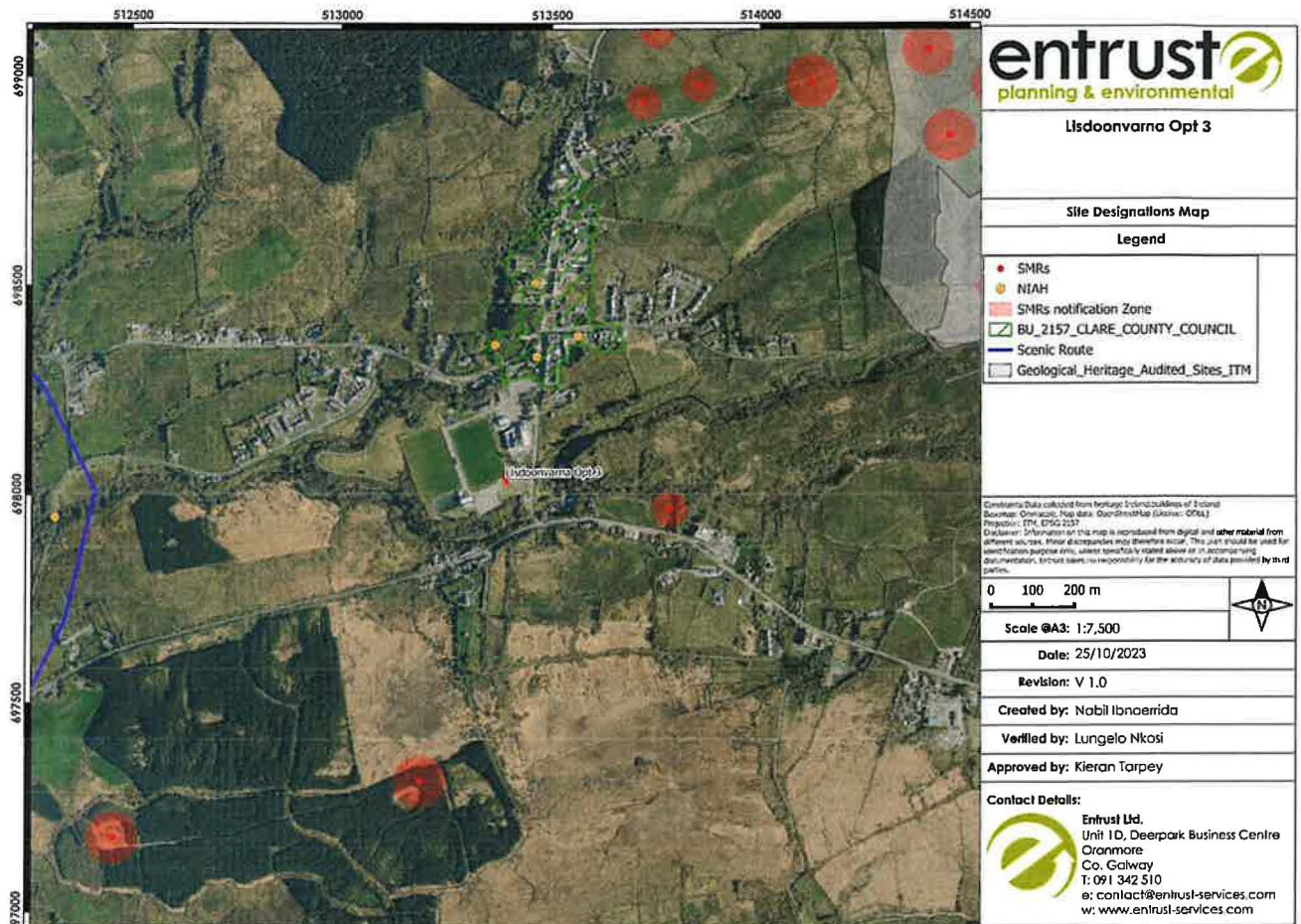
Planning Designations:

The proposal is located approximately 395 m from the closest scheduled monument which is in the SE direction. The proposal is located approximately 111 m from the closest NIAH, in the SW direction and 220 m from the next nearest NIAH in the SE direction. The proposal is also located 217 m from the Lisdoonvarna ACA in the northern direction.

Given the small-scale nature of the proposal in terms of its footprint at 3 m x 3 m and its height at 3 m, its green colour and the location of the proposal, benefits from the existing built and natural environment in the immediate area from the closest Scheduled Monument to the SE direction by way of an existing vegetation and residential dwellings SE of the proposal. This means that there will be limited visibility of the proposal from the heritage assets and therefore no visual or other impact resulting from the proposal on the heritage assets.

As such it is considered the proposal will have no impact on the NIAH sites and any other heritage asset in proximity to the proposal whatsoever. Furthermore, the proposed development will not be visually obtrusive in the area due to the existing topography of the area, vegetation and the proposed development will appear less visually obtrusive in the immediate area as a result of the distance from the existing NIAH sites.

The proposal will not have any impact whatsoever on any heritage, ecological or landscape designations. as shown in the map overleaf as it is not within or close to any designated areas.



Exempt Development

Please accept this submission as a formal application for a Declaration for Exempt Development under Section 5 (1) of the Planning and Development Act 2000 (as amended).

It is considered that this proposal is exempt development in accordance with the Planning & Development Regulations 2001 (as amended 2001-2020). The tables below demonstrates the proposed development's compliance with SI No. 600, 2001-2020, Schedule 2, Part 1, Class 31 (E) for development consisting of permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired network.

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BUILDING A LIMITLESS IRELAND

Conditions and Limitations SI No. 31, 2001-2020 (e) permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks.	Compliance with Conditions and Limitations SI No. 31, 2001-2020 (e)
1. The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.	The equipment housed in the NBI cabin shall be used exclusively for the purposes of transmitting, receiving, and processing of telecoms data for a wired network. There will be no antennas on or within the proposed NBI cabin.
2. No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height.	The proposed NBI cabin will measure 3m (Length) x 3m (Width) x 3m (Height).
3. No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.	The NBI cabin is to be located in excess of 10 metres of the curtilage of a house and window of a workroom of any other structure.
4. The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.	The field strength of the non- ionising radiation emissions from the NBI cabin do not exceed the limits specified by the Director of Telecommunications Regulation.
Class 31 (F) Part 1, Schedule 2 of the Planning and Development Regulations 2001.	The cabinets, chambers, mini pillars come within scope.
Class 31 (a) Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.	The installation of ducting, cabling and earth pits come within scope.

Yours Sincerely,

LUNGELO NKOSI BTECH, MCRP
Entrust Limited for Obelisk Limited
On behalf of NBI
Email: lungelo@entrust-services.com
Tel: 091 342 517

Enclosures:

- Cover Letter (this document);
- Application Form;
- Plans & Drawings;
- Cheque for €80;
- Drawings;

Drawing No.	Drawing Title	Scale
80912/001/00	Location Maps & Photos	1:20 000
80912/001/01	Site Location Map	1:1 000
80912/001/02	Site Location Map	1:350
80912/001/03	Proposed Site Layout Plan	1:250
80912/001/04	Proposed Site Layout Plan	1:100
80912/001/05	Proposed Site Elevation	1:50
80912/001/06	Proposed Cabin Setting Out	1:50
80912/001/07	Proposed Earthing Layout	1:50
80912/001/08	Proposed Fence & Access Gate Details	
70000/002/01	Proposed NBI Cabin Layout	1:50

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BUILDING A LIMITLESS IRELAND



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Drawing No.	Drawing Title
80912/001/00	Location Map & Photos
80912/001/01	Site Location Map
80912/001/02	OSI Map Overlay
80912/001/03	Site Location Map 1:350
80912/001/04	Site Layout Plan 1:250
80912/001/05	Proposed Elevation
80912/001/06	Prop. Cabin Setting Out
80912/001/07	Proposed Earthing Layout

Site Photographs



FIG. 1: ELEVATION



FIG. 2: PROPOSED SITE LOCATION



FIG. 3: PROPOSED RFE CABINET LOCATION

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WEB: www.obelisk.com



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D24 M8RR.
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NOTES

- 1.1 Do not scale.
- 1.2 All dimensions are in mm unless otherwise specified.
- 1.3 Assume all site details are existing unless otherwise specified.

ISS

Description	By	Date
Compound Location Revised	GOR	10.10.23
Initial Issue	GOR	01.09.23

Cabinet/Cabinet Details

Cabinet Type: NBI CABIN
Dimensions: 3m x 3m x 3m
Colour:

Site Coordinates

Latitude: 53.026006
Longitude: -9.291030

Grid Reference

Easting: 513,393
Northing: 698,037

Purpose

LOW LEVEL DESIGN

Site code

As Shown

Survey date

30.08.23

Sheet Size

A3

Scale

As Shown

Drawn By

GOR

Checked By

VM

Title:

Location Map & Photographs

Project:

Lisdoonvarna
St. Breckans GAA Club
Lisdoonvarna
Co. Clare

Drawing No

80912/001/00

NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES

REVISION

B



PUBLISHED:	ORDER NO.:
14/03/2023	50323201_1
MAP SERIES:	MAP SHEETS:
1:2 500	3909-A

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 search 'Large Scale Legend'

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The map objects are only accurate to the resolution at which they were captured. Output scale is not indicative of data capture scale. Further information is available at: <http://www.osi.ie>; search 'Capture Resolution'

Knockaunvickteera

SITE LOCATION MAP PLAN
SCALE 1:1000

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1.1 Do not scale

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1.3 Assume all site details are existing unless otherwise specified.

Cabinet/Cabinet Details	
Cabinet Type:-	NBI CABIN
Dimensions:	3m x 3m x 3m
Colour:	-

<u>Site Coordinates</u>	
Latitude:	53.026006
Longitude:	-9.291030

Grid Reference	
Easting:	513,393
Northing:	698,037

Purpose	
---------	--

LOW LEVEL DESIGN

Site code

010 0000

Survey date

30.08.23

Sheet Size

A3

Title:	Proposed Site Location Map 1:1000
--------	-----------------------------------

Project:	Lisdoonvara St. Breckans GAA Club Lisdoonvara Co. Clare
----------	--

**NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES**

Drawing No	80912/001/01
------------	--------------

REVISION	B
----------	---



RED LINE BOUNDARY
AS PER PROPERTY
MAP PROVIDED

EXISTING PALISADE
FENCE AROUND
PITCH

POTENTIAL
LOCATION OF NBI
CABIN / COMPOUND

EXISTING PALISADE
FENCE AROUND
PITCH

RED LINE BOUNDARY
AS PER PROPERTY
MAP PROVIDED

EXISTING LIGHT
POLE

EXISTING FOOTPATH

ON SITE SURVEY MAP
SCALE 1:250

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NATIONAL BROADBAND IRELAND,
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CITYWEST, DUBLIN 24
D24 H6RR.
TEL: +353 (0) 181 624624

NOTES

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I	H	G	F	E	D	C	B	A	Iss	Description	By	Date
										Compound Location Revised	GOR	10.10.23
										Initial Issue	GOR	01.09.23

Cabinet/Cabinet Details
Cabinet Type:- NBI CABIN
Dimensions: 3m x 3m x 3m
Colour:

Site Coordinates
Latitude: 53.026006
Longitude: -9.291030

Grid Reference
Easting: 513,383
Northing: 698,037

Purpose

LOW LEVEL DESIGN

Site code

Survey date

Sheet Size

Scale

As Shown

Drawn By

GOR

Checked By

VM

Date Drawn

01.09.23

Date Checked

01.09.23

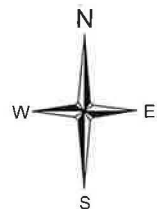
Title: On Site Survey Map 1:250

Project: Lisdoonvara
St. Breckans GAA Club
Lisdoonvara
Co. Clare

Drawing No 80912/001/02

NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES

REVISION B



PLOT A
COMPOUND AREA 12.90 M²
0.0013 HECTARE
ITM CO-ORDS
E513,393
N698,037

LEGEND	
PROPOSED SITE	
PROPOSED RIGHT OF WAY	
SITE BOUNDARY	

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Rathbaun
Car Park

SITE LOCATION MAP PLAN
SCALE 1:350

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D24 H6RR
TEL: +353 (0) 181 624624

NOTES

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Iss.	Description	By	Date
B	Compound Location Revised	GOR	10.10.23
A	Initial Issue	GOR	01.09.23

Cabin/Cabinet Details
Cabinet Type:- NBI CABIN
Dimensions: 3m x 3m x 3m
Colour:-

Site Coordinates
Latitude: 53.026006
Longitude: -9.291030

Grid Reference
Easting: 513,393
Northing: 698,037

Purpose

LOW LEVEL DESIGN

Site code

As Shown

Survey date

30.08.23

Sheet Size

A3

Drawn By

GOR

Checked By

VM

Title:

Proposed Site Location Map 1:350

Project:

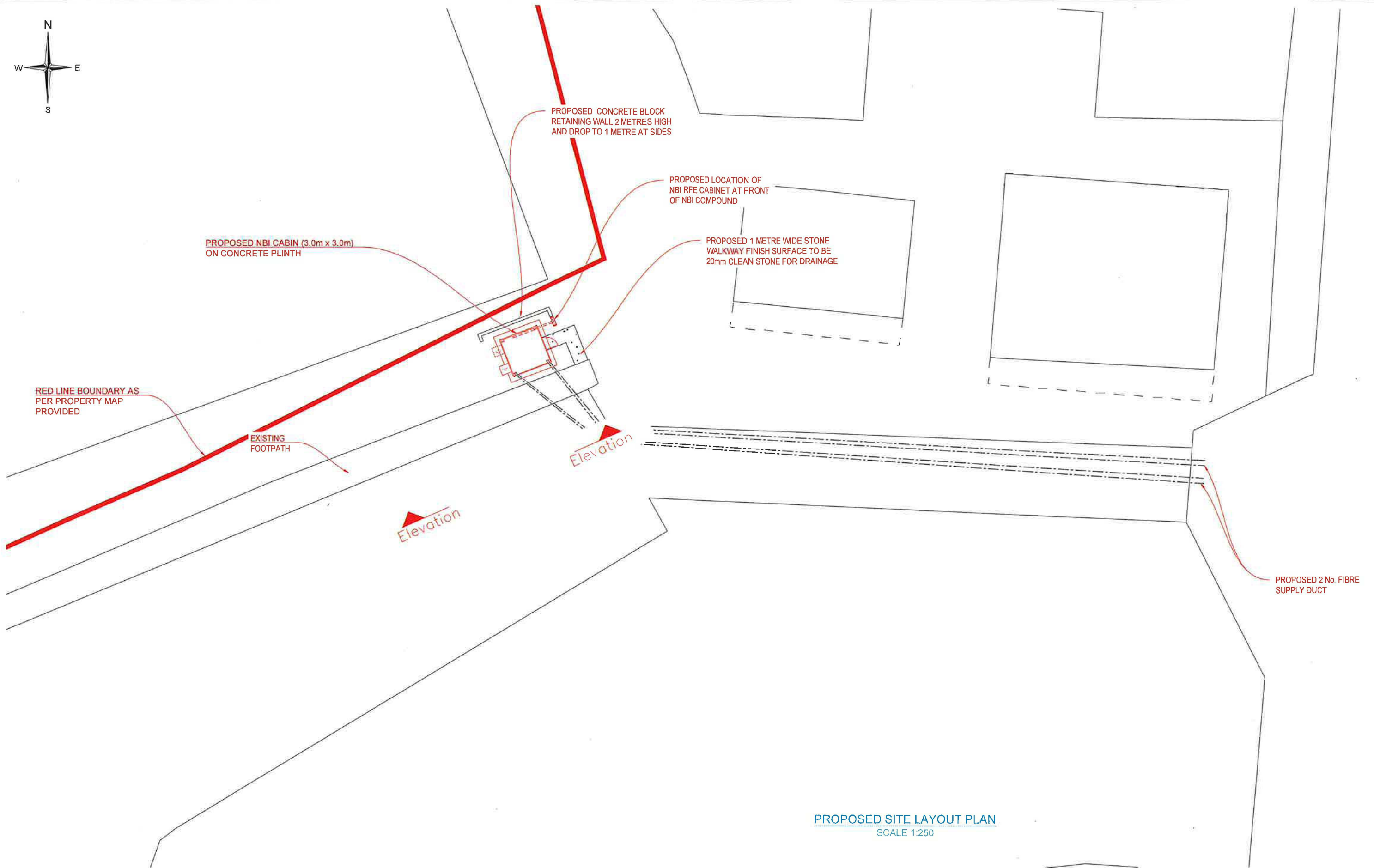
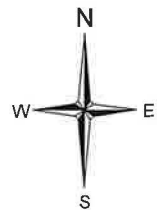
Lisdoonvarna
St. Breckans GAA Club
Lisdoonvarna
Co. Clare

Drawing No

80912/001/02

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CONSTRUCTION
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CHANGES

REVISION B



PROPOSED SITE LAYOUT PLAN
SCALE 1:250

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Iss	Description	By	Date
A	Initial Issue	GOR	01.09.23
B	Compound Location Revised	GOR	10.10.23

Cabinet/Cabinet Details

Cabinet Type:- NBI CABIN
Dimensions: 3m x 3m x 3m
Colour: -

Site Coordinates

Latitude: 53.026006
Longitude: -9.291030

Grid Reference

Easting: 513,393
Nothing: 698,037

Purpose

LOW LEVEL DESIGN

Site code

Survey date

30.08.23

Sheet Size

A3

Scale

As Shown

Drawn By

GOR

Checked By

VM

Date Drawn

01.09.23

Date Checked

01.09.23

Title:

Proposed Site Layout Plan 1:250

Project:

Lisdoonvarna
St. Breckans GAA Club
Lisdoonvarna
Co. Clare

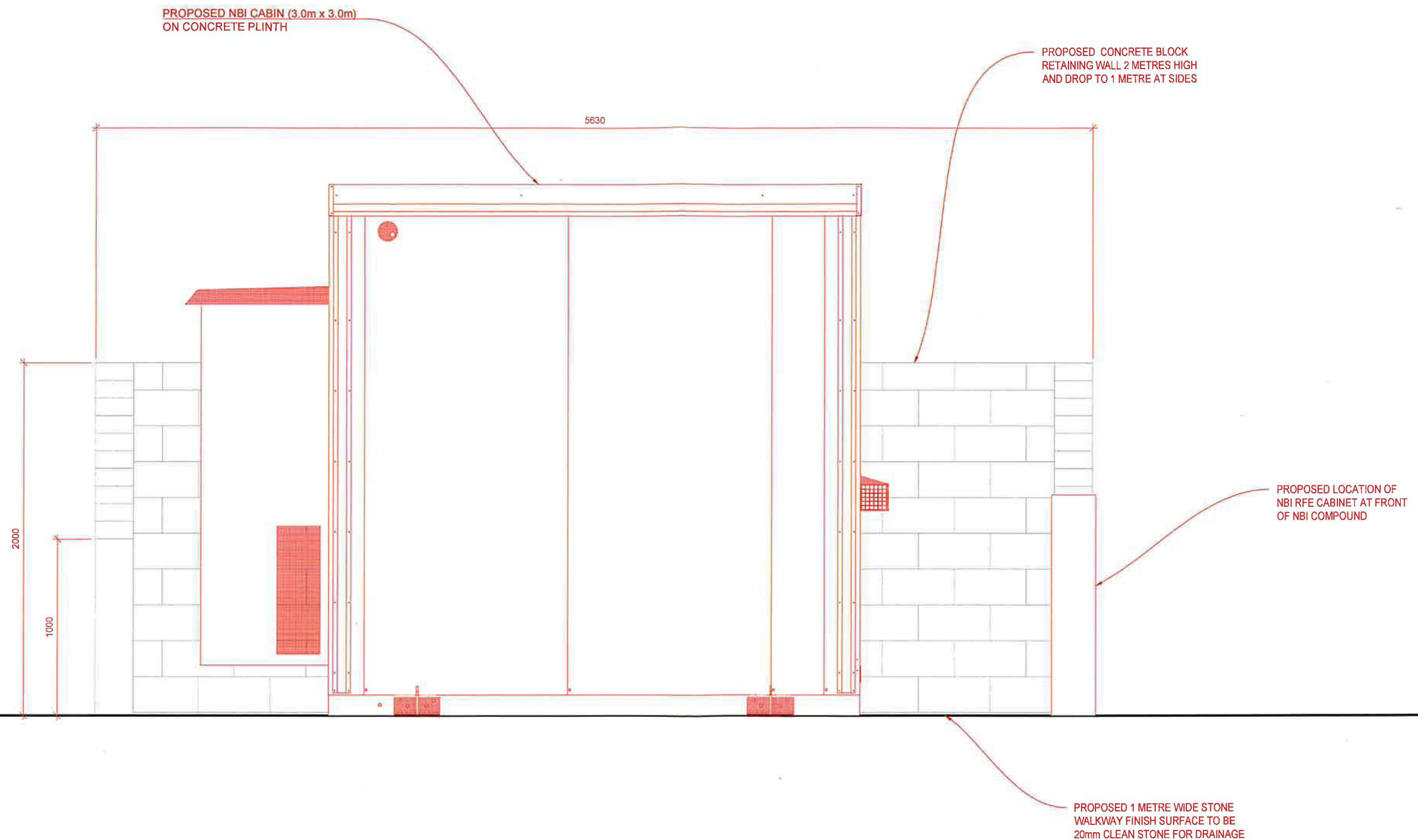
Drawing No

80912/001/04

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CHANGES

REVISION

B



PROPOSED SITE ELEVATION A-A
SCALE 1:25

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D24 W6R8
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NOTES

- 1.1 Do not scale.
- 1.2 All dimensions are in mm unless otherwise specified.
- 1.3 Assume all site details are existing unless otherwise specified.

Iss	Description	By	Date
A	Initial Issue	GOR	01.09.23
B	Compound Location Revised	GOR	10.10.23

Cabin/Cabinet Details
Cabinet Type:- NBI CABIN
Dimensions: 3m x 3m x 3m
Colour: -

Site Coordinates
Latitude: 53.026006
Longitude: -9.291030

Grid Reference
Easting: 513,393
Northing: 698,037

Purpose

LOW LEVEL DESIGN

Site code

Survey date
30.08.23

Sheet Size
A3

Scale
As Shown

Drawn By
Date Drawn

GOR
01.09.23

Checked By
Date Checked

VM
01.09.23

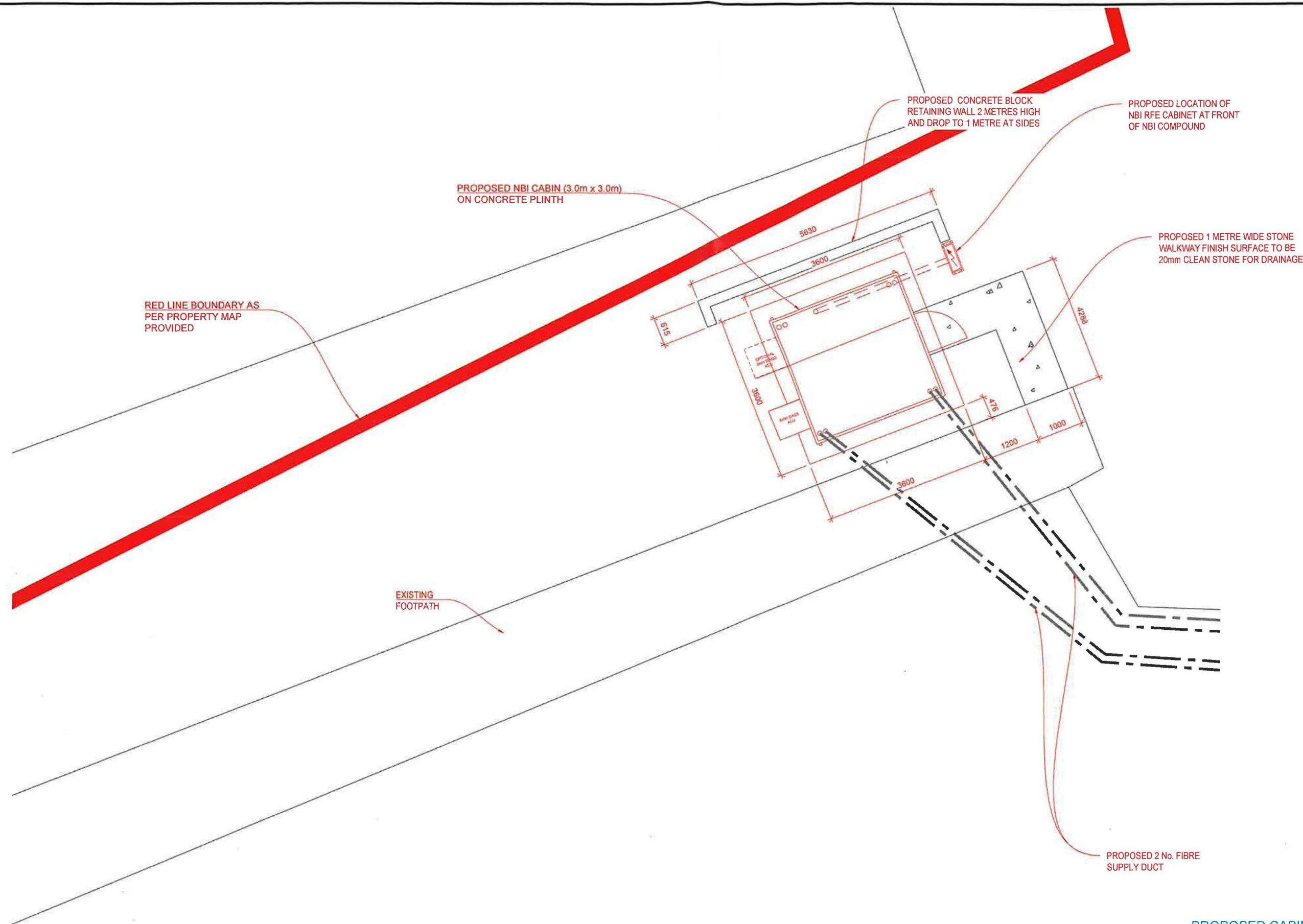
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Project: Lisdoonvarna
St. Breckans GAA Club
Lisdoonvarna
Co. Clare

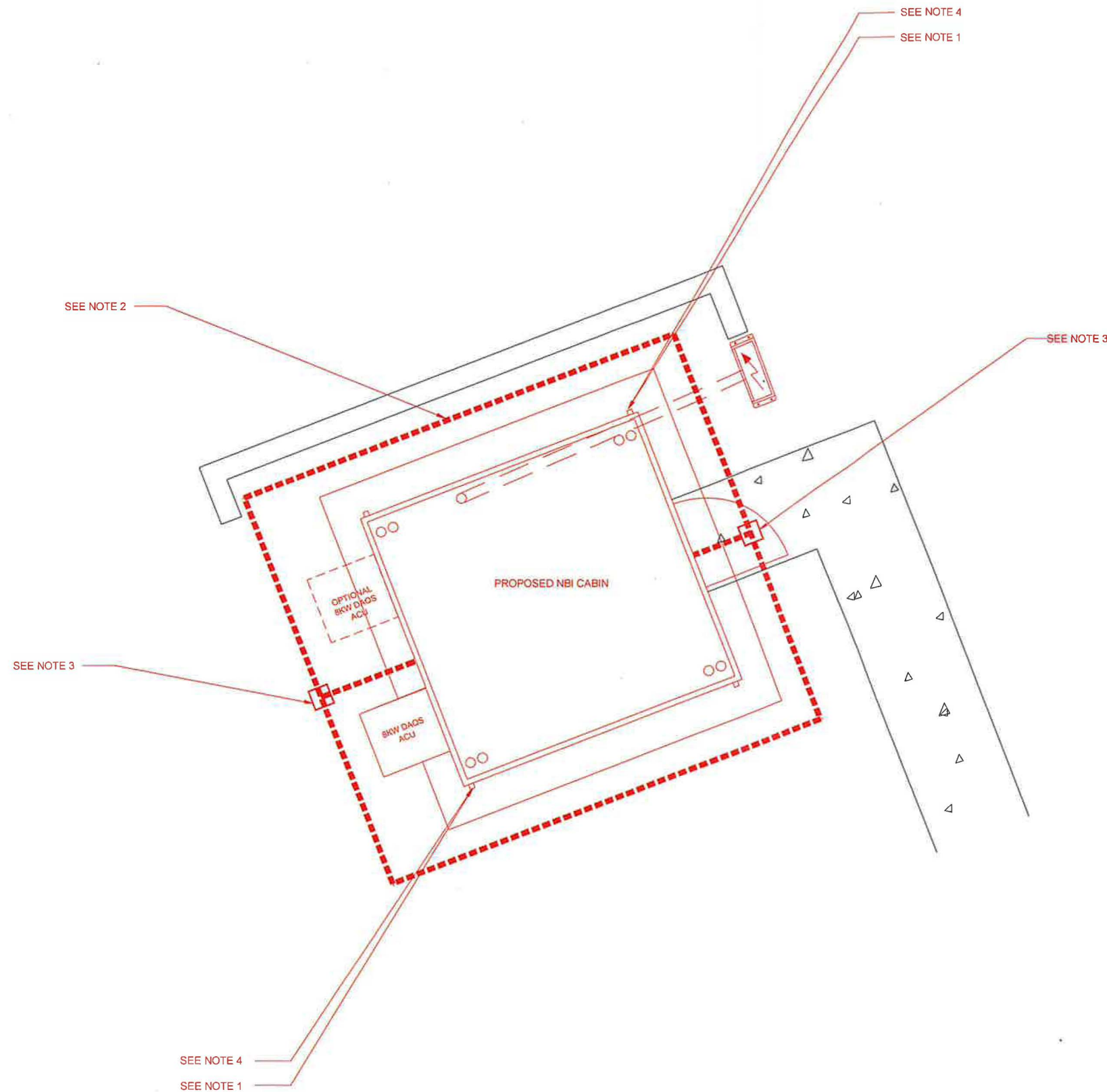
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REVISION B



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NOTES:

1. PROPOSED CABIN CONNECTED TO INNER EARTH RING AT DESIGNATED POINTS ON CABINS. (INDICATED BY CIRCLE). FOR DETAILS THE CABIN EARTH POINTS PLEASE REFER TO MANUFACTURERS SPECIFICATION. ALUMINIUM TAPE OR CABLE TAIL TO BE LEFT FOR CONNECTION TO CABIN. OVERGROUND EARTH CONNECTION TO BE INSULATED.
2. LINE OF EARTH RING. EARTH SYSTEM TO CONSIST OF CABLE OR BARE COPPER TAPE 50 SQ LAID INTO TRENCH.
3. POSITION OF EARTH PIT AND EARTH RODS. BI-METALLIC CONNECTORS TO BE LOCATED IN EARTH PITS. GROUND TO BE CLEAR OF ANY UNDERGROUND CABLES IN VICINITY OF EARTH PITS AND BI-METALLIC CONNECTORS. No. OF CONNECTORS RELATES TO GROUND CONDITIONS. CONDITION OF GROUND TO BE CHECKED ON SITE BEFORE COMMENCEMENT.
4. 50mm DUCT IN BASE SLAB FOR EARTH TO CONNECT TO CABIN EARTH POINT TO BE SEALED WITH EXPANDING FOAM

PROPOSED EARTHING LAYOUT SCALE 1:50

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Iss.	Description	By	Date
B	Compound Location Revised	GOR	10.10.23
A	Initial Issue	GOR	01.09.23

Cabin/Cabinet Details
Cabinet Type:- NBI CABIN
Dimensions: 3m x 3m x 3m
Colour:

Site Coordinates
Latitude: 53.026006
Longitude: -9.291030

Grid Reference
Easting: 513,393
Northing: 688,037

Purpose

LOW LEVEL DESIGN

Site code

As Shown

Survey date

30.08.23

Sheet Size

A3

Scale

As Shown

Drawn By

GOR

Checked By

VM

Date Drawn

01.09.23

Date Checked

01.09.23

Title:

Proposed Earthing Layout

Project:

Lisdoonvama
St. Breckans GAA Club
Lisdoonvama
Co. Clare

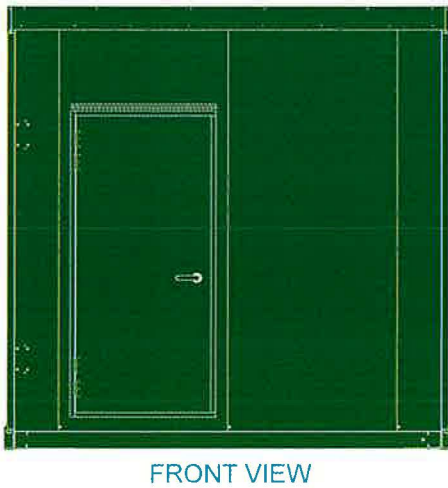
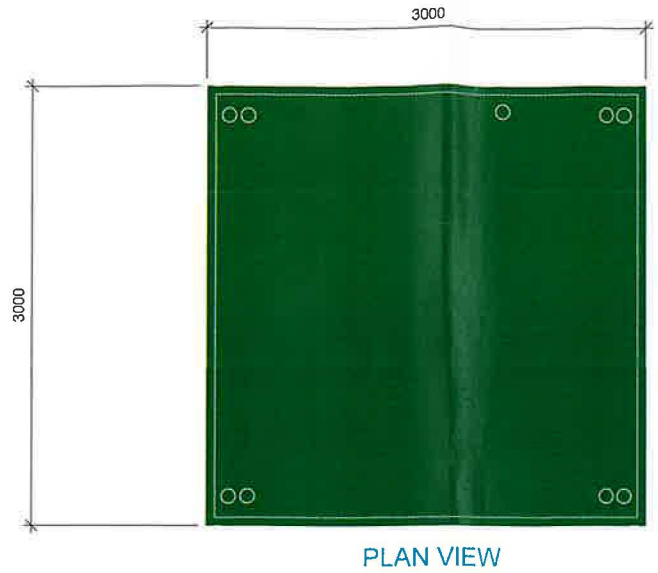
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Drawing No

80912/001/07

REVISION B

- NOTES:
- CABIN IS ENTIRELY DOUBLE SKINNED
 - INSULATED WITH EXTRA FIRE RETARDANT POLYSTYRENE
 - CABIN IS IP55 RATED
 - INTERNAL DIMENSIONS: 2787mm LONG x 2787mm WIDE x 2700mm HIGH



PROPOSED NBI CABIN DETAILS
SCALE 1:50

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- NOTES
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- 1.2 All dimensions are in mm unless otherwise specified.
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I H G F E D C B A			
Initial Issue		GOR	01.06.21
Iss.	Description	By	Date

Cabin/Cabinet Details

Cabinet Type:- NBI

Dimensions:- 3m x 3m x 3m

Colour:-

Site Coordinates

Latitude:-

Longitude:-

Grid Reference

Easting:-

Nothing:-

Purpose			
PLANNING			
Site code		Survey date	
N/A		xx.xx.xx	
Scale		Sheet Size	
As Shown		A3	
Drawn By		Checked By	
Date Drawn		Date Checked	
GOR		VM	
01.06.21		01.06.21	

Title:		Proposed NBI Cabin Layout	
Project:		NBI ROLLOUT	
Drawing No		70000/002/01	
Revision		A	

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