



Board Direction

Ref: 03.246432

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, July 2016.

The Board decided to grant permission in accordance with the following reasons, considerations and conditions.

Reasons and Considerations

Having regard to:

- (a) the nature and extent of the proposed development,
- (b) the national strategy regarding the improvement of mobile communications services,
- (c) the guidelines relating to telecommunications antennae and support structures which were issued by the Department of the Environment and Local Government to planning authorities in July 1996,
- (d) the general topography and landscape features in the vicinity of the site, and
- (e) the existing character and pattern of development in the vicinity

it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the visual amenities of the area, would not be prejudicial to public health and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the information on file including the documentation received by the planning authority as further information and the appeal submission, taken in combination, were adequate to allow the Board to adequately assess and determine this appeal. In all of the circumstances of the case, the Board were satisfied that the proposed retention of development was acceptable.

Conditions

- (1) Std P and P – development to be **retained** - (as amended by further information received by the planning authority) and Reason.
- (2) The height of the mast to be retained shall be strictly in accordance with the dimensions indicated on the drawing and documentation submitted to the planning authority in response to their request for further information and received by the planning authority on 9th, February 2016. Notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, the configuration of the mast to be retained shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

- (3) In the event of the structure becoming obsolete and being decommissioned the developers shall, to the satisfaction of the planning authority, remove the mast and antennae and associated structures and return the site to its original condition.

Reason: In the interests of the visual amenity.

- (4) Std. 48 (unspecified)

Board Member: _____ Date: 27th, July 2016
Paddy Keogh