

An
Bord
Pleanála

Board Direction
BD-009233-21
ABP-307993-20

The submissions on this file and the Inspector's report were considered at Board meetings held on 08/12/20, 02/07/21 and 11/10/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to:

- a) The National strategy regarding the improvement of mobile communications services and the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, 1996.
- b) The Monaghan County Development Plan, 2019 to 2025.
- c) The Monaghan County Council General Development Contribution Scheme, 2021 to 2026.
- d) The general topography and landscape features in the vicinity of the site, in particular natural features such as the prevalence of mature hedgerows, mature trees and woodlands.
- e) The separation distance, the changing topography and landscaping between the proposed development and residential development in the immediate area.
- f) The pattern of development in the vicinity, including the more sporadic and less dense residential development in this setting in comparison to the Kilcrow mast which is located within the settlement of Clontibret.

- g) The proposed decommissioning of the Kilcrow mast which is not sufficient to meet demands and technological advances for meeting the mobile and broadband demands of this locality at present and into the future.

It is considered that subject to the conditions below, the proposed development would not seriously injure the amenities of the area, and would be in accordance with the proper planning and sustainable development of the area.

The Board considered the applicants First Party Appeal submission having regard to the Monaghan County Council General Development Contribution Scheme, 2021 to 2026, and determined that development contribution charges are not applicable.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and as amended by the further plans and particulars submitted on the 1st day of July, 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The site shall be reinstated upon removal of the telecommunications structure and all ancillary structures. The details of the reinstatement shall be submitted to and agreed in writing with the planning authority prior to any removal and reinstatement works of the site area.

Reason: To ensure the proper planning and sustainable development of the area.

3. Details of the proposed colour scheme for the telecommunications structure, ancillary structures and fencing shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

4. The transmitter power output, antennae type, and mounting configuration shall be in accordance with the details submitted with the application and shall not be altered without prior grant of planning permission.

Reason: To ensure a satisfactory standard of development.

5. Landscaping of the site shall be carried out in accordance with a landscaping scheme, which shall be submitted to and agreed in writing with planning authority prior to commencement of any development. As part of the landscaping works are proposed outside of the red line site area the consent of the landowner for these works in their entirety shall be provided to the Planning Authority prior to the commencement of any development.

Reason: In the interest of the visual amenities of the area.

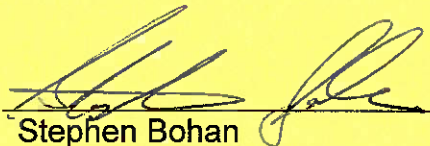
6. No lighting, advertisement or other structures shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of the visual amenities of the area.

7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of traffic management during the construction phase, details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste, management of oils/chemicals on site during construction and subsequent maintenance works, as well as protective measures to be put in place to ensure that there is no discharge of polluting matter to any watercourses during and post construction.

Reason: In the interests of public safety and amenity.

Board Member



Stephen Bohan

Date: 11/10/2021