



An
Bord
Pleanála

Board Direction
BD-011260-22
ABP-310656-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2022.

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 the provisions of the national and regional policy, the Dún Laoghaire Rathdown County Council County Development Plan 2022-2028, the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, 1996 and associated Circular Letter PL07/12 and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or landscape character of the area, or the residential amenities of the area and would assist in the provision of essential telecommunications coverage to the greater Dublin metropolitan area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and with the appeal, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Details of the proposed colour scheme for the telecommunications structure, ancillary structures and suitable fencing to restrict access to the site to authorised personnel shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of the visual amenities of the area and public safety.</p>
3.	<p>The antennae type and mounting configuration shall be in accordance with the details submitted with this application and notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without prior grant of planning permission.</p> <p>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.</p>
4.	<p>Landscaping of the site shall be carried out in accordance with a landscaping scheme which shall include tree planting along the boundaries of the compound, including the access track serving the compound, which shall be submitted to and agreed in writing with planning authority prior to commencement of development.</p>

	<p>Reason: In the interest of the visual amenities of the area.</p>
5.	<p>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, including details of road signage, warning the public of the entrance and of proposals for traffic management at the site entrance during construction. Details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste shall also be outlined in this plan.</p> <p>Reason: In the interests of public safety and amenity.</p>
6.	<p>No advertisement or advertisement structure 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.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
7.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.</p> <p>Reason: In the interest of public health.</p>
8.	<p>The developer shall provide and make available at reasonable terms the proposed support structure for the provision of mobile telecommunications antenna of third party licenced telecommunications operators.</p> <p>Reason: To avoid a multiplicity of telecommunications structures in the area, in the interest of visual amenity, and proper planning and sustainable development.</p>
9.	<p>(a) In the event of the proposed structure becoming obsolete and being decommissioned, the developers shall, at their own expense, remove the</p>

	<p>mast, antenna and ancillary structures and equipment.</p> <p>(b) The site shall be reinstated upon the removal of the telecommunication structure and ancillary structures. Details of the reinstatement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of orderly development.</p>
10.	<p>A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible from all angles in azimuth. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of public safety.</p>
11.	<p>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Note: In deciding to omit recommended condition number 5 regarding noise as set out in the inspector's recommended schedule of conditions, the Board considered that, given the nature of the development and the site context, the separation distances to sensitive receptors and as set out in the inspector's report, that the proposed development is not a use associated with noise, the proposed development would not reasonably result in any unacceptable impacts to any residence or public place in the vicinity as a result of noise.

Board Member

Patricia Calleary

Date: 14/09/2022

Patricia Calleary

