

**An
Bord
Pleanála**

**Board Direction
BD-009529-21
ABP-310891-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/11/2021.

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 the Telecommunications Antennae and Support Structures Guidelines and the Cork County Development Plan 2014 – 2020, it is considered that, subject to conditions, the proposal would reflect the advice of the Guidelines with respect to the siting of telecommunication support structures and it would be compatible with the character of the existing landscape and the visual and residential amenities of the area. Access arrangements would be satisfactory, and no water issues would arise. The proposal would, therefore, accord with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 8th day of June 2021, 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. Prior to the commencement of development, a survey of the hedgerow along the northern boundary of the site shall be undertaken by a qualified arborist. This survey shall identify the species of the trees and hedging plants comprised in this hedgerow and it shall assess their condition. Any trees or plants that need to be replaced shall be identified and their replacement species specified. Gaps in the hedgerow shall be identified and additional planting for these gaps shall be specified with fast growing indigenous species.

Prior to the commencement of development, the survey, accompanying specifications, and a timetable for planting shall be submitted to and agreed in writing with the Planning Authority.

Reason: In order to safeguard the visual amenities of the area.

3. Prior to the commencement of development, a methodology for a noise survey of the site to establish the ambient noise levels of the area shall be submitted to and agreed in writing with the Planning Authority.

Prior to the commencement of development, a noise survey based on the agreed methodology shall be undertaken and the results shall be submitted to and agreed in writing with the Planning Authority.

Reason: In order to safeguard the residential amenities of the area.

4. Prior to the commencement of development, the roadside hedgerows shall be cut back to achieve the sightlines shown on drawing no. CK-2098-01-P01 revision 1.

Reason: In the interest of road safety.

5. Details of the proposed colour scheme for the telecommunications support structure, antennae and dishes, and new ancillary structures 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.

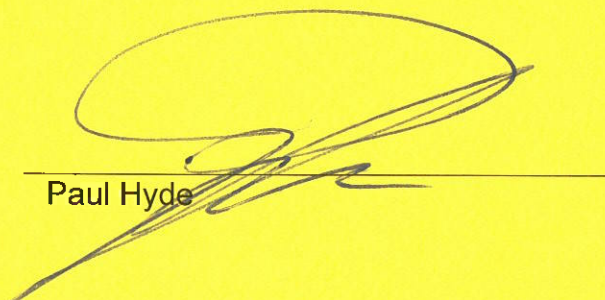
6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

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 intended construction practice for the development, including hours of working, noise management measures, site-specific measures for handling surface water, and traffic management measures, including temporary road signage.

Reason: In the interests of public safety and residential amenity.

Board Member



Paul Hyde

Date: 25/11/2021

