



An
Bord
Pleanála

Board Direction
BD-010058-22
ABP-310997-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

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 Telecommunications Antennae and Support Structures Guidelines and Circular Letter PL07/12 and the Cavan County Development Plan 2014 – 2020, it is considered that, subject to conditions, the proposal would be an appropriate land use under the industry/enterprise/employment zoning of the site within which tele-services are acceptable in principle. Existing landscaping and the setting of the Virginia Business Park would allow for the proposal to be assimilated into the local townscape and it would be compatible with the visual and residential amenities of the area. Access and parking arrangements would be satisfactory, and no water or Appropriate Assessment 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. The proposed development shall be amended as follows:

(a) A minimum separation distance of 6 metres between the proposal and the adjacent boundary wall fronting onto Bailieboro Road (R178) shall be achieved.

(b) All ducting for the proposal shall be laid at a depth of 1.2 metres below the surface level of the adjacent Bailieboro Road (R178).

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In order to comply with requirements arising from the site's location within the N3 Virginia Bypass Project Planning Referral Corridor.

3. 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.

4. 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.

5. The construction of the development shall be managed in accordance with the submitted Construction Management Plan, unless otherwise agreed in writing with the planning authority.

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

6. (a) Prior to commencement of development, all trees, groups of trees, hedging and shrubs adjacent to the site which are to be retained shall be enclosed within stout fences not less than 1.5 metres in height. This protective fencing shall enclose an area covered by the crown spread of the branches, or at minimum a radius of two metres from the trunk of the tree or the centre of the shrub, and to a distance of two metres on each side of the hedge for its full length, and shall be maintained until the development has been completed.

(b) No construction equipment, machinery or materials shall be brought onto the site for the purpose of the development until all the trees which are to be retained have been protected by this fencing. No work shall be carried out within the area enclosed by the fencing and, in particular, there shall be no parking of vehicles, placing of site huts, storage compounds or topsoil heaps, storage of oil, chemicals or other substances, and no lighting of fires, over the root spread of any tree to be retained.

Reason: To protect trees and planting during the construction period in the interest of visual amenity.

Board Member

Date: 18/02/2022

Paul Hyde



