

An
Bord
Pleanála

Board Direction
BD-009968-22
ABP-311154-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2022.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- a. The Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, issued by the Department of the Environment and Local Government in 1996,
- b. The Telecommunications Antennae and Support Structures and Department of the Environment, Community and Local Government Circular Letter PL07/12,
- c. The objectives of the Monaghan County Development Plan, 2019 to 2025
- d. The nature, scale and location of the proposed telecommunication structure
- e. The submissions and observations received,
- f. And the decision of the planning authority.

and considered that the proposed development, subject to compliance with the conditions set out below, would achieve the objectives set out in National Policy and the Monaghan County Development Plan, 2019 to 2025. It is considered that the proposed development would not seriously injure the visual or residential amenities of the area and would not seriously injure the character or setting of the nearby

protected structures or the Glaslough Architectural Conservation Area and would otherwise 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 was satisfied that, having regard to its location adjacent to an existing and established Eircom telecommunications exchange and its proposed use as a replacement of an existing telecommunications structure, that that proposed development was located in a highly suitable and appropriate location for the purposes of providing broadband and wireless signal coverage in the area. Furthermore, the Board noted the availability of the proposed mast for co-location in the future and for emergency services uses in accordance with National Policy.

Furthermore, in deciding not to accept the Inspector's recommendation to refuse permission on visual and built heritage sensitivity grounds the Board considered that on balance the location of the site did not affect or injure the character or setting of the the Glaslough Architectural Conservation Area or the visual setting of Church of Ireland Parochial Hall, a Protected Structure (RPS No. 41400730) to such a degree as to warrant a refusal.

The Board was satisfied that the proposed development would be in accordance with the 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities', 1996, as updated by PL07/12 of 2012, with regards to justification for siting at what is considered to be a last resort location and at a site which is of high visual, built heritage and residential sensitivity having regard to the established use on site and the design of the proposed replacement structure..

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application 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 mast and all associated antennas, equipment and fencing shall be demolished and removed from site when it is no longer required. The site shall be reinstated to its predevelopment condition at the expense of the developer.

Reason: In the interest of orderly development.

3. 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 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.

4. 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.

Reason: In the interest of public safety.

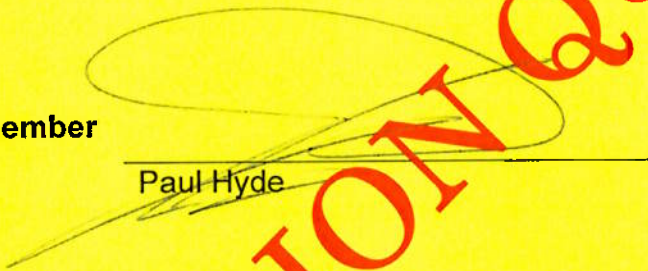
5. Details of the proposed colour scheme for the telecommunications structure and ancillary structures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

6. 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.

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

Board Member



Paul Hyde

Date: 15/03/2022