



An
Bord
Pleanála

Board Direction
BD-011685-23
ABP-311343-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/01/2023.

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:

- o Policy 6-6 of the Tipperary County Development Plan 2022-2028, which supports the provision of broadband/telecoms infrastructure subject to environmental considerations
- o Telecommunications Antennae and Support Structures; Guidelines for Planning Authorities DOE 1996, (as updated by Circular Letters PL 07/12 and PL11/2020, respectively); which recognises that it may be necessary to locate such infrastructure in towns and villages and advises that existing utility sites should be considered along with site specific design
- o all documentation provided regarding potential alternative locations, and justification for siting at what is considered to be a last resort location.
- o The proposed location on an existing and established Eircom site, peripheral to the village centre, community facilities and residential properties in a highly suitable and appropriate location for the purposes of providing broadband and wireless signal coverage in the area.

- o The Board noted the availability of the proposed mast for co-location in the future in accordance with National Policy.
- o the proposed monopole design,

It is considered that, subject to compliance with the following conditions, the proposed development would not be seriously injurious to the visual or residential amenities of the village. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 received by the planning authority on the 4th day of August, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.
Reason: In the interest of clarity.
2. Prior to commencement of development, 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.
Reason: In the interest of the visual amenities of the area.
3. 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.
4. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

Reason: In the interest of public health.

5. The developer shall allow, subject to reasonable terms, other licensed mobile telecommunications operators to co-locate their antennae onto the subject structure.

Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.

6. Suitable tree planting shall be carried out towards the western end of the exchange property (area outlined blue). Prior to commencement of development, revised drawings providing for this shall be submitted for the written agreement of the planning authority.

Reason: In order to protect the residential amenity of the adjacent property to the west.

7. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

8. (a) In the event of the proposed structure becoming obsolete and being decommissioned, the developer shall, at its own expense, remove the mast, antenna and ancillary structures and equipment.
(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 commencement of development.

Reason: In the interest of orderly development.

Board Member


Stephen Brophy

Date: 24/01/2023

DECISION QUASHED