



An
Bord
Pleanála

Board Direction
BD-010258-22
ABP-311600-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2022.

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 Longford County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development, which is necessary for the provision of high quality communications and information technology networks in the area, would not seriously injure the amenities of the area, and would be in accordance 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 1st day of September 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 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 interests of visual amenity.

3. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -

(a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

(b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and

(c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of orderly development.

8. When the structure is no longer required, it shall be demolished and removed and the site re-instated at the operators' expense.

Details relating to the removal and reinstatement shall be submitted to and agreed in writing with the planning authority.

Reason: In the interests of visual amenity.

Board Member



Paul Hyde

Date: 15/03/2022

5. 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. The following shall be included as a minimum:

The construction site shall be securely fenced along its perimeter and all construction activities shall take place within the site.

No parking, queuing or unloading of delivery vehicles shall take place on the public road.

All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on the public road network during the course of construction.

The developer shall apply to Longford County Council for a road opening license for any road works or service connections on public roads.

Any damage to the public road as a result of the works shall be the liability of the developer.

Reason: In the interests of public safety and amenity.

6. Existing mature trees on the site shall be protected during construction. Further landscaping shall be carried out in consultation with the planning authority.

Reason: In the interests of visual amenity.

7. Any change in the ownership of the site or of the operator of the structure or of the use of the structure by an additional service providers shall be notified to the planning authority.

Reason: In the interests of clarity.