



An
Bord
Pleanála

Board Direction
BD-011170-22
ABP-312585-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2022.

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:

- (a) National Planning Framework – Project Ireland 2040,
 - (b) The Telecommunications Antennae and Support Structures -Guidelines for Planning Authorities, issued by the Department of Environment and Local Government in 1996,
 - (c) The Telecommunications Antennae and Support Structures -Guidelines for Planning Authorities, issued by the Department of Environment and Local Government Circular Letter PL07/12,
 - (d) The objectives of the Offaly County Development Plan 2021-2027,
 - (e) The nature, scale and location of the proposed telecommunications structure,
- the proposed development, subject to compliance with the conditions set out below, would achieve the objectives set out in National Policy and the Offaly County Development Plan 2021-2027. The Board had regard to the Coverage Prediction Report submitted by the applicant with the appeal on the 25th day of January 2022

and considered that the report provided adequate justification for the need for a telecommunications structure at this location. Furthermore, the Board had regard to the Landscape and Visual Impact Assessment submitted with the appeal and noted that the site of the proposed development was in an area of low landscape sensitivity and was not within the Key Scenic Views and Key Prospect V17. The Board concluded therefore, that the proposed development would not seriously injure the visual or residential amenities of the area and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The proposed mast and all associated antennas, equipment and fencing shall be demolished and removed from the site when it is no longer required. The site shall be reinstated to its pre-development conditions at the expense of the developer.</p> <p>Reason: In the interests of orderly development.</p>
3.	<p>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 prior grant of planning permission.</p> <p>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.</p>

4.	<p>A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible 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 the commencement of the development.</p> <p>Reason: In the interests of public safety</p>
5.	<p>Details of the</p> <p>a) proposed colour scheme for the telecommunications structure and ancillary structures, and</p> <p>b) proposed landscaping scheme to screen the proposed telecoms equipment container and the operator equipment cabinet,</p> <p>shall be submitted to, and agreed in writing with, the planning authority prior to commencement of the development.</p> <p>Reason: In the interests of visual amenity.</p>
6.	<p>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 prior grant of planning permission.</p> <p>Reason: In the interest of visual amenities of the area.</p>

Board Member

Maria FitzGerald

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Date: 26/08/2022

