



An
Bord
Pleanála

Board Direction
BD-011255-22
ABP-312739-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/09/2022.

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,
- (f) The appeal submission,
- (g) The decision of the planning authority, and
- (h) The report of the inspector,

the development that is proposed to be retained (existing 45m lattice communications structure together with associated equipment compound) and the proposed development (three antenna and two transmission dishes together with associated equipment and cabinets), 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. It is considered that the development proposed to be retained and 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, as amended by the further plans and particulars received by the planning authority on the 3rd day of December, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The mast and all associated antennas, equipment and fencing shall be demolished and removed from the site when its 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</p>

	<p>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 proposed colour scheme for the proposed ancillary structures 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>
7.	<p>The developer shall provide and make available at reasonable terms the proposed support structure for the provision of mobile telecommunications antenna of third party licenced telecommunications operators.</p> <p>Reason: To avoid a multiplicity of telecommunications structures in the area, in the interest of visual amenity, and proper planning and sustainable development.</p>

Board Member

Patricia Colley

Date: 13/09/2022

Patricia Calleary