

An
Bord
Pleanála

Board Direction
BD-012845-23
ABP-313435-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2023.

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:-

- (a) the Department of the Environment, Heritage and Local Government Section 28 Statutory Guidelines: Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities, 1996, as updated by circular letter PL 07/12 in 2012,
- (b) the Roscommon County Development Plan 2022-2028,
- (c) the moderate landscape sensitivity of the area,
- (d) the distance between the proposed telecommunications structure and sensitive receptors, including residential development,
- (e) the nature and scale of the proposed telecommunication structure,
- (f) the demonstrated need for the telecommunications infrastructure at this location, and
- (g) the Circular Letter PL 03/2018 issued by the Department of Housing, Planning and Local Government in 2018, and

(h) the report of the Inspector.

it is considered that, subject to compliance with the conditions set out below, the proposed development would not be visually intrusive, would not seriously injure the amenities of the area or the residential amenities of properties in the vicinity, would not be prejudicial to public health, would not have a significant impact on ecology or on European sites in the vicinity and would, therefore, 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 particular lodged on the 23rd day of February, 2022, 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. For the avoidance of doubt, the proposed development includes the removal of the existing 12 metre wooden pole structure on site.

Reason: In the interest of clarity.

3. 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.

Reason: In the interest of avoidance of multiplicity of telecommunications structures in the area, in the interest of visual amenity and proper planning and sustainable development of the area.

4. Within six months of the cessation of the use of the telecommunications structure, all structures shall be removed from the site, and the site shall be reinstated at the operator's expense in accordance with a scheme to be agreed in writing with the planning authority as soon as practicable.

Reason: In the interest of protecting the landscape.

5. The trees which form the boundary of the compound shall be retained. Any trees which die, or which become diseased, shall be replaced with trees of the similar height.

Reason: In the interest of protecting the landscape.

6. The existing 12 metre wooden pole shall be removed from the site within six months of the new monopole becoming operational.

Reason: In the interest of avoidance of multiplicity of telecommunications structures in the area, in the interests of visual amenity and the proper planning and sustainable development of the area.

7. 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.

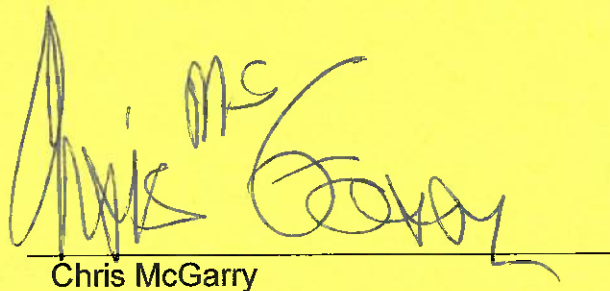
8. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site.

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

9. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

Board Member


Chris McGarry

Date: 10/07/2023