

An  
Bord  
Pleanála

**Board Direction**  
**BD-013987-23**  
**ABP-313960-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

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 the provisions of section 254 of the Planning & Development Act, 2000 (as amended), to the relevant provisions of the Cork County Development Plan 2022-2028, and the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) as updated by Circular Letters PL 07/12 and PL 11/2020, it is considered that, subject to compliance with the conditions set out below, the proposed development would be consistent with the relevant provisions of the development plan, would not be seriously injurious to the amenities of the area, architectural heritage or residential amenity in the vicinity, would not interfere with the convenience and safety of pedestrian and road traffic and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The licence shall be valid for a period of 5 years from the date of this Order. The telecommunications structure and related ancillary structures including any access arrangements shall then be removed and the site lands shall be reinstated on removal of the telecommunications structure and ancillary structures unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

**Reason:** To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

2. In the event that the location of the cabinet, pole and associated infrastructure interferes with the Planning Authority's plans for the area and that the land is required by the Planning Authority in the performance of its statutory functions. The cabinet, pole and associated infrastructure shall be removed on request.

**Reason:** In the interests of orderly development

3. The developer shall comply with the following transportation requirements:

- a) As-built records of the infrastructure installed shall be made available to the Roads Authority to inform the plans for future junction improvement works.
- b) Existing utilities shall be avoided unless by written consent of the planning authority.
- c) Access points to watermains, sewers and utilities, shall remain accessible at all times.
- d) The installation of the infrastructure shall not impair the operation of existing land and/or roadside drainage.

**Reason:** In the interests of orderly development.

4. The antenna 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 a prior grant of planning permission.

**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.

5. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

**Reason:** In the interest of public health and to prevent flooding.

6. Details of the proposed colour scheme for the pole, antennas, equipment containers and any perimeter fencing 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.

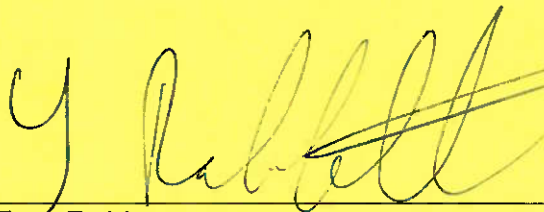
7. Landscaping of the site shall be carried out in accordance with a landscaping scheme, details of which shall be submitted to and agreed in writing with planning authority prior to commencement of development.

**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 within the curtilage of the site without a prior grant of planning permission.

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

Board Member

  
\_\_\_\_\_  
Tom Rabbette

Date: 04/10/2023



