



An  
Bord  
Pleanála

**Board Direction**  
**BD-016368-24**  
**ABP-317745-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/04/2024.

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

- National Planning Framework,
- the 'TU Transport and Utilities' land use zoning objective pertaining to the site in the Meath County Development Plan 2021-2027,
- the location of the monopole structure on the western side of the rail line, a remove from established residential areas,
- Policies INF POL 54, 55, 56, 57, 58, 59 & 60 and Objectives INF OBJ 51, 52 & 53 in the Meath County Development Plan 2021-2027,
- the established character, being of an industrial/utilitarian landscape nature, of Laytown Railway Station including the area surrounding the Protected Structure,
- the utilitarian nature of the monopole structure,
- the 'Courtney Deery – Cultural Heritage Impact Assessment Report' (for the applicant), the planning authority's 'Architectural Conservation Officer Report' & the 'Anu Heritage Report' for the observers,
- the 'Architectural Heritage Protection Guidelines for Planning Authorities' (updated 2011)

- Policies HER POL 14, 15, 16 & 17 in the Meath County Development Plan 2021-2027
- the reduction in height to 21 metres at appeal stage and photomontages indicating amended height,
- the separation distance between the application site and the coastline and the nature of the intervening townscape,
- the updated AA Screening Report submitted at appeal stage which included consideration of an obstacle light at the top of the structure,
- the Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities 1996 and Circular Letter PL07/12,
- the scale, nature and design of the proposed development, and
- the report of the Inspector,

the Board considered that the proposed development would be in accordance with National Policy for telecommunications infrastructure and the current Meath County Development Plan 2021-2027. It is also considered that, subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area, would not adversely impact on the architectural character, setting or heritage of Laytown Railway Station (including the protected structure at this location), would not interfere with any protected views or prospects or Landscape Character Areas of high sensitivity as identified in the Meath County Development Plan 2021-2027, and would not adversely impact on the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that the development is a project for the purposes of the EIA Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination, screening for EIA or EIA is required.

The Board noted that the proposed development is not directly connected with or necessary to the management of a European Site.

In completing the screening for Appropriate Assessment, the Board accepted and adopted the screening assessment and conclusion in the Inspector's report in respect of the identification of the European sites which could potentially be affected, and the identification and assessment of potential significant effects of the proposed development, either individually or in combination with other plans or projects, on these European sites in view of the site's Conservation Objectives. The Board was satisfied that the proposed development, either individually or in combination with other plans or projects, would not be likely to have a significant effect on European Site No. 004158 River Nanny and Shore SPA, or any other European site, in view of the site's Conservation Objectives.

This screening determination is based on the following: the nature of the works proposed; the separation distance between the application site and the said Natura Site 004158; the nature of the intervening space; the Conservation Objectives of the Natura Site; the lack of a hydrological connection between the application site and the Natura Site; the absence of a source-pathway-receptor chain between the application site and the Natura Site, and the absence of any *ex-situ* issue arising.

### **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 26th day of June 2023 and by the further plans and particulars received by An Bord Pleanála on the 5th day of September 2023, 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 monopole structure shall not exceed 21 metres in height as indicated in drawings and documentation submitted to the Board on the 5th day of September 2023 save to comply with condition no. 3 hereunder.

**Reason:** In the interest of clarity and visual amenity

3. The monopole structure can be fitted with suitable obstacle lighting as close to the top of the structure as possible and visible from every angle in azimuth unless otherwise agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development and public safety

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

**Reason:** In the interest of public health.

5. 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 interest of visual amenity.

6. Details of the specific colour finish for the telecommunications structure 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 and to protect residential amenity.

7. On decommissioning of the telecommunications structure, the structure and all ancillary structures shall be removed and the site reinstated at the developer's expense.

**Reason:** In the interest of clarity.

8. 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 amenities of property in the vicinity.

**Board Member**

  
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Tom Rabbette

**Date:** 21/05/2024