



An
Bord
Pleanála

Board Direction
BD-017146-24
ABP-319005-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2024.

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

- The policies of the current Cork County Development Plan 2022-2028,
- The Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities 1996 and Circular Letter PL07/12, and
- The scale and design of the proposed development,

The Board considers that the proposed development would be in accordance with National Policy for telecommunications infrastructure and the current Cork County Development Plan 2022-2028. The Board also considers that, subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out and completed in accordance with |
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	<p>the plans and particulars lodged with the application on the 21st June 2023 and 7th December 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The Mast structure shall not exceed 24 metres in height as indicated in drawings and documentation submitted to the planning authority on the 7th December 2023</p> <p>Reason: In the interest of clarity and visual amenity</p>
3.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
4.	<p>The developer shall allow, subject to reasonable terms, other licensed mobile telecommunications operators to co-locate their antennae onto the subject structure.</p> <p>Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.</p>
5.	<p>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. The applicant shall also submit to and agree with the planning authority prior to commencement of development a landscaping scheme for the site which shall include an enhanced screen boundary.</p> <p>Reason: In the interest of the visual amenities of the area and to protect residential amenity.</p>
6.	<p>The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and,</p>

	<p>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.</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>
7.	<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 a prior grant of planning permission.</p> <p>Reason: In the interest of the visual amenities of the area</p>
8.	<p>The telecommunication support 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 and shall fully comply with the requirements of the Irish Aviation Authority in relation to such lighting.</p> <p>Reason: In the interest of orderly development and public safety.</p>
9.	<p>On decommissioning of the telecommunications structure, the structure and all ancillary structures shall be removed and the site reinstated at the developer's expense.</p> <p>Reason: In the interest of clarity.</p>
10.	<p>The construction of the development shall be managed in accordance with the Construction Management Plan to be submitted to and agreed with the planning authority prior to the commencement of any development works on the site.</p> <p>Reason: in the interest of public safety and residential amenity.</p>

Board Member

Date: 01/08/2024

Joe Boland