

An
Bord
Pleanála

Board Direction
BD-019208-25
ABP-320737-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/03/2025.

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 national strategy regarding telecommunications infrastructure,
- 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 and Department and Environment, Community and Local Government Circular Letter PL07/12,
- d. The location of the development within a zoned 'TC' site, wherein telecommunications masts are permitted in principle,
- e. Planning policies and objectives under the Fingal County Development Plan 2023-2029,
- f. The nature, scale and location of the proposed telecommunications structure,

It is considered that the proposed development would be in accordance with National

Policy and guidance on telecommunications infrastructure and with the objectives of the Fingal Development Plan 2023-2029. It is also considered that subject to compliance with the conditions set out below, 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.

1.0 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 plans and particulars received by the Board on the 4th day of September 2024, 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 antennae type and mounting configuration shall be in accordance with the details submitted with the appeal, 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 permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

3. 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 the development. The Glass Reinforced Plastic (GRP) radio frequency transparent shrouds / enclosures shall be painted to match the façade of the building.

Reason: In the interests of visual amenity

4. In the event of the proposed structures becoming obsolete and being decommissioned, the developers shall, at their own expense remove the telecommunications structures and associated equipment.

Reason: In the interest of orderly development.

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.

6. The developer shall provide and make available of reasonable terms the proposed support structure for the provision of mobile telecommunications antenna of third-party licenced telecommunications operators.

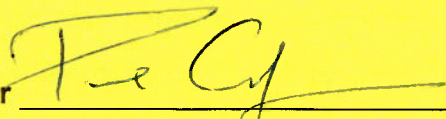
Reason: In the interest of avoidance of multiplicity of telecommunications structures in the area, in the interest of visual amenity and the proper planning and sustainable development of the area.

7. No advertisement or advertisement structure shall be erected or displayed on the proposed telecommunications structures or associated equipment without a prior grant of planning permission.

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

Note: In deciding not to include a condition requiring a financial contribution as requested by the planning authority and included in the inspectors report, the Board had regard to DoECLG Circular letter PL07/12 which seeks waivers on development contributions for the provision of broadband infrastructure.

Board Member


Paul Capraro

Date: 14/03/2024