

An
Coimisiún
Pleanála

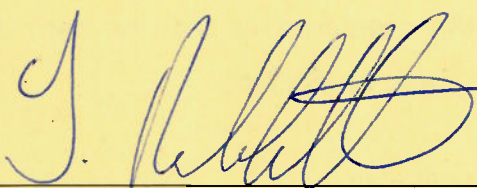
Direction
CD-021002-25
ACP-322905-25

The submissions on this file and the Inspector's report were considered at a meeting held on 17/10/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Tom Rabbette

Date: 20/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to: the provisions of the *Meath County Development Plan 2021-2027* (including policies: INF POL 54, INF POL 56 and DM OBJ 83); the provisions of 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) (as updated by Circular Letters PL 07/12 and PL11/2020, respectively); the site location within an established ESB substation compound; the separation distances between the proposed development and existing residences, recorded monuments and protected structures; the site location in the Ward Lowlands Landscape Character Area as designated under the above-mentioned statutory plan; the applicant's need, including site-specific need for the infrastructure (for

communications systems, Smart Metering and Supervisory Control and Data Acquisition), and also having regard to the planning history on the site and associated holding for telecommunication structures, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or result in a significant negative residential or visual impact on the surrounding vicinity. The proposed development 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, 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. Prior to the commencement of development, the applicant shall provide the following for the written agreement of the planning authority:
 - a) A drawing showing unobstructed sightlines from the existing entrance of 90 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with TII document DN-GEO-03060.
 - b) A landscape plan which includes the following:
 - i) The retention to the maximum extent possible of the existing hedgerow and trees along the roadside boundary of the site.
 - ii) Detailed arrangements for the enhancement and strengthening of hedgerows to the west of the appeal site. Replacement planting to

include native trees and native hedgerow along the roadside boundary of the land as required.

Reason: In the interests of traffic and road safety, in the interest of visual amenity, and to protect the biodiversity of the area.

3. Details of the proposed colour scheme for the telecommunications structure, ancillary structures and 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.

4. The proposed mast and all associated antennas, equipment and fencing shall be demolished and removed from the site when it's no longer required. The site shall be reinstated to its pre-development conditions at the expense of the developer.

Reason: In the interests of orderly development

5. A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible angles in azimuth. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: In the interests of public safety

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0700 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.