

An
Coimisiún
Pleanála

Direction
CD-020964-25
ACP-322991-25

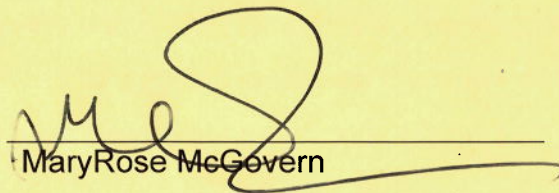
The submissions on this file and the Inspector's report were considered at a meeting held on 14/10/2025.

The Commission decided on a majority of 2 to 1, to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 15/10/2025


Mary Rose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Donegal County Development Plan 2024 – 2030, in particular Objective TC-O-1, which seeks to facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems, Objective TC-P-2 setting out the policy of the Council as a first preference, to seek the co-location of new or replacement antennae and dishes on existing masts, and having regard to the 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities' issued by the Department of the Environment and Local Government in 1996, and the associated Circular Letter PL 07/12, the established utility use of the site, and the nature and scale of the proposed development, it is considered that, subject to compliance with

the conditions set out below, the proposed development would not result in a significant overbearing or negative impact on the streetscape, and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission agreed with the Inspector that the principle of use at this location within an area designated as an "Area of High Scenic Amenity", has already been established and is acceptable in principle. The Commission also agreed with the planning authority that such development is supported by national, regional and local planning policies which seek to improve telecommunications infrastructure in rural areas, in the interest of improved connectivity and economic development. The Commission noted that the planning authority had expressed concerns regarding the visual prominence of the proposal, in the absence of verified photomontages of the views from the adjoining Millbrae Park, and it noted that these views were subsequently submitted by the Applicant as part of the appeal documentation. The Commission concluded that these photomontages reaffirmed its assessment and conclusions as to acceptable visual impact, as already reached by reference to the original application documentation. The Commission was satisfied from the evidence on file that the additional height proposed would not result in a significant overbearing impact for surrounding dwellings at Millbrae Park, or an adverse visual impact on the small village, the surrounding high amenity landscapes, or on the nearby coastal area. It shared the opinion of the Inspector that by reason of the layout of Millbrae Park, the proposed development would not adversely impact on the amenity of individual dwellings, in terms of overlooking/loss of outlook.

The Commission noted the applicant's submission, by way of justification for the proposal, that the existing telecommunications structure on site, in the absence of the proposed 3 metre increase in height, would be unable to accommodate an additional/third mobile operator. The Commission considered that the proposed development would facilitate the co-location of new or replacement antennae and dishes on an existing mast and would thereby contribute to the prevention of the proliferation of telecommunications structures in and around Quigley's Point.

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. 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.

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

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.

Reason: In the interests of visual amenity

3. The developer shall allow, subject to reasonable terms, other licensed mobile telecommunications operators to co-locate their antennae onto the proposed mast.

Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.

4. Landscaping of the site shall be carried out in accordance with a landscaping scheme which shall include hedging planted inside the boundary fence, 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.

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

Reason: In the interest of public health.

6. 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 development.

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

7. At the expense of the developer, the telecommunications equipment associated with the proposed structures hereby permitted, shall be decommissioned and removed from site, when no longer in use.

Reason: In the interest of orderly development.

8. The construction of the development shall be managed in accordance with a Construction Traffic Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the timing and routing of construction traffic to and from the construction site, associated directional signage, proposals to facilitate the delivery of abnormal loads to the site, and to measures to obviate queuing of construction traffic on the adjoining road network.

Reason: In the interests of public safety and residential amenity.