

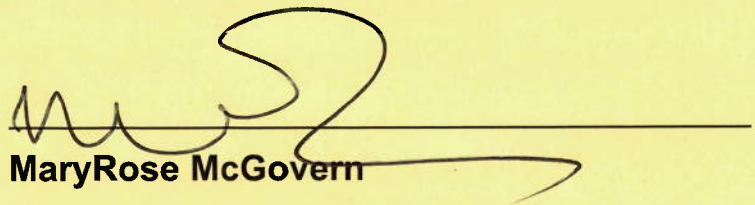
An
Coimisiún
Pleanála

Commission Direction
CD-000440
PL-500419-LK-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20 April 2026.

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:



MaryRose McGovern

Date:

21st day of April 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to:

- a) The Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities, issued by the Department of Environment and Local Government in 1996,

- b) The Telecommunications Antennae and Support Structures and Department of Environment, Community and Local Government Circular Letter PL07/12,
- c) The provisions of Limerick Development Plan 2022-2028, and in particular
- i) Policy IN P1 (Strategic Infrastructure) which seeks to secure investment in the necessary infrastructure including, *inter alia*, telecommunications networks, which will allow Limerick to grow and realise its full potential, and to fulfil Limerick's ambition as a contemporary City and County in which to live, work, invest and visit, with supporting infrastructure,
 - ii) Policy Objective IN O5 (Telecommunication Support) which seeks, *inter alia*, to promote shared telecommunications infrastructure in all new developments to facilitate multiple network providers, and which requires co-location of antennae support structures and sites where feasible, with operators required to submit documentary evidence as to the non-feasibility of this option, in planning applications for new structures.
 - iii) Objective CAF O20 (Flood Risk Assessments) which requires a Site-Specific Flood Risk Assessment (FRA) for all planning applications in Flood Zones A and B, and consideration of all sources of flooding, where deemed necessary, with the detail of the site-specific FRAs to depend on the level of risk and scale of development,

and having regard to the siting, design and scale of the development located on an area of open space set back from the public road, and its location relative to existing floodlighting within the wider area, it is considered that, subject to the conditions set out below, the proposed 24 metre monopole with associated antennas and dishes, and cabinets at ground level, would promote the sharing of telecoms infrastructure by multiple network providers, would not give rise to an unacceptable

flood risk, and would not result in negative visual impacts within the locality. 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 was satisfied that the applicant had justified the location of the proposed development, having regard to the specific target area for coverage to Knock Hill and Amharc Abhann Residential Estates which are currently under construction. The Commission did not share the opinion of the Inspector that the applicant did not provide sufficient evidence to demonstrate why alternative sites were not available for co-location. The Commission agreed with the planning authority that the alternative structure proposed by the appellant, is not optimally positioned to deliver high quality and high-capacity coverage to these target locations under construction.

The Commission noted the issue of flood risk raised by the appellant in its grounds of appeal and noted that the applicant had addressed this issue, in its response to the appeal. On the basis of the totality of the information made available, the Commission did not deem a site-specific flood risk assessment to be necessary, and considered, having regard to the nature of the proposal which would be classified as a less vulnerable development, and the small scale and footprint of the proposed development in an area of open space, that the issue of flood risk was capable of being addressed by way of condition. The Commission considered that, subject to the agreement of final details of surface water and drainage arrangements with the planning authority, the proposal would not give rise to the obstruction of flow paths, or to an increased risk of flooding to neighbouring properties.

The Commission considered the proposed development to be 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.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 03rd day of July 2025, as amended by the further plans and particulars submitted on the 16th day of October 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority, prior to the 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 proposed access track shall be constructed of permeable materials only and the developer shall agree such details in writing with the planning authority, prior to the commencement of development.

Reason: In the interest of public health and to prevent flooding.

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

4. 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 visual amenities of the area

5. Surface water and drainage arrangements for the proposed development shall comply with the requirements of the planning authority for such works and services. No such surface water shall be allowed to discharge onto adjoining properties, or to the public road.

Reason: In the interests of public health and to avoid the risk of flooding.

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

Reason: to avoid a multiplicity of telecommunications structures in the area, in the interest of visual amenity and proper planning and sustainable development

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 Developer shall notify the Irish Aviation Authority and Coonagh Aerodrome of their intention to commence crane operations, with at least 30 days prior notification of their erection in accordance with S.I. No. 215 of 2005 Irish Aviation Authority (Obstacles to Aircraft in Flight) Order.

Reason: In the interest of aviation safety.