

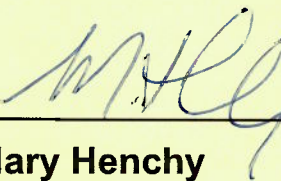
An
Coimisiún
Pleanála

Commission Direction
CD-001320
PL-501448-MO-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 September 2026.

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:


Mary Henchy

Date:

24th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the policies and objectives of the Mayo County Development Plan 2022 – 2028 in particular policy INP 19, Telecommunications Policy, Objective INO 33 and Section 8.10 Volume 3 of the Plan, and to the location within an upland rural area, to the nature and scale of the proposed development and its relationship with the surrounding area and significant distance from the nearest scenic route, it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with the Development Plan and would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable in terms of design, visual impact, surface water drainage, environmental impact and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission considered, due to the low visual impact of the mast on its surroundings, that it is not necessary to paint it dark green.

The Commission considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission 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 environmental impact assessment, or environmental impact assessment is required.

Appropriate Assessment Screening

In accordance with Section 177U of the Planning and Development Act 2000 as amended and on the basis of the appropriate assessment screening as set out in the Inspectors Report, the Commission concluded that the proposed development, either individually or in combination with other plans or projects, would not be likely to give rise to significant effects on the Lough Mask Special Protection Area (site code 004062) and Lough Carra/Mask Complex Special Area of Conservation and Proposed Natural Heritage Area (site code 001774) in view of the conservation objectives of these sites, and that an Appropriate Assessment Stage 2 (and submission of a Natura Impact Statement) is not, therefore, required.

This determination is based on:

- the scale and nature of the development with a small footprint and the culvert construction method incorporated into the development as part of the new access route and the standard sustainable drainage methods,
- the distance from the nearest European site,
- the screening report/determination by the planning authority, and
- the appropriate assessment screening report prepared by Moore Group Environmental Services.

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 further plans and particulars received by the planning authority on the 9th day of April 2026, 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 commencement of development, the developer shall submit detailed technical drawings of the new entrance and track for the written agreement of the planning authority.

Reason: In the interest of clarity.

3. Drainage arrangements including for the attenuation and disposal of surface water, shall comply with the requirements of the relevant Section of the Council for such works and services. Prior to the commencement of development, the developer shall submit to the planning authority for

written agreement a Stage 2 - Detailed Design Stage Storm Water Audit. Upon completion of the development, a Stage 3 Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interests of public health and surface water management.

4. The existing telecommunications transmission infrastructure/ equipment at the Lough Mask Water Treatment Plant site shall be decommissioned and removed from the site within three months of the completion of the proposed development.

Reason: In the interest of clarity.

5. The developer shall facilitate co-location with other telecommunication and broadband operators.

Reason: To limit the need for additional telecom structures.

6. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application 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 the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

7. (a) A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible from all 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 commencement of development.

(b) No other lighting other than that shown on the drawings is permitted.

Reason: In the interest of public safety.

8. In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of 6 months,

the structures shall be removed and the site shall be reinstated within six months of their removal. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, within three months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the operators expense.

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

9. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interest of environmental protection.