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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/19/188**

**Appeal** by ESB Telecoms Limited of 43 Merrion Square East, Dublin against the decision made on the 4<sup>th</sup> day of June, 2019 by Roscommon County Council to refuse permission for the proposed development.

**Proposed Development:** The replacement of an existing 18.2 metre high wooden pole telecommunications structure with a 20 metre high steel monopole carrying antennae and link dishes (all to be contained within the existing telecommunications compound) at ESB Telecoms', ESB's Area Office, Castle Street, Roscommon.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the provisions of the Roscommon Town Local Area Plan 2014 - 2020, the 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities' issued by the Department of the Environment and Local Government in July, 1996, the existing pattern of development in the area, 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 seriously injure the amenities of the area or of property in the vicinity, would comply with the land-use zoning objectives for the site as set out in the Roscommon Town Local Area Plan 2014 - 2020 and would, therefore, be in accordance with the proper planning and sustainable development of the area. The Board considered, in the context of Section 37(2)(b) of the Planning and Development Act, 2000, that planning permission should be granted for the proposed development, notwithstanding the provisions of the Roscommon Town Local Area Plan 2014 – 2020 and also having regard to the Ministerial Guidelines.

## 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. The site shall be reinstated upon the removal of the telecommunication structure and ancillary structures/equipment. Details of the reinstatement shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of orderly development.

3. 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.

4. Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

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**Terry Ó Niadh**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2019**