

Planning and Development Acts 2000 to 2020

Planning Authority: Monaghan County Council

Planning Register Reference Number: 20/68

Appeal by Caroline Tate of Carrickaderry, Clontibret, County Monaghan, by Martin and Diane Tate of Carrickaderry, Clontibret, County Monaghan and by Cignal Infrastructure Limited care of 4Site, 4Site House, Raheen Business Park, Limerick against the decision made on the 28th day of July, 2020 by Monaghan County Council to grant subject to conditions a permission to the said Cignal Infrastructure Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission to construct a 36 metre multi-user lattice tower carrying telecommunications equipment, together with associated equipment and cabinets enclosed within a 2.4 metre palisade fence compound and access track at Carrickaderry, Clontibret, County Monaghan.

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.



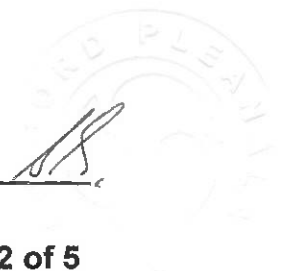
Matters Considered

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:

- (a) the National strategy regarding the improvement of mobile communications services and the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in 1996,
- (b) the Monaghan County Development Plan 2019-2025,
- (c) the Monaghan County Council General Development Contribution Scheme 2021-2026,
- (d) the general topography and landscape features in the vicinity of the site, in particular natural features such as the prevalence of mature hedgerows, mature trees and woodlands,
- (e) the separation distance, the changing topography and landscaping between the proposed development and residential development in the immediate area,



- (f) the pattern of development in the vicinity, including the more sporadic and less dense residential development in this setting in comparison to the Kilcrow mast which is located within the settlement of Clontibret, and
- (g) the proposed decommissioning of the Kilcrow mast which is not sufficient to meet demands and technological advances for meeting the mobile and broadband demands of this locality at present and into the future,

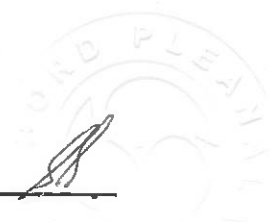
it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered the applicant's First Party Appeal submission having regard to the Monaghan County Council General Development Contribution Scheme 2021-2026 and determined that the development contribution charges are not applicable.

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 submitted on the 1st day of July, 2020, 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 removal of the telecommunications structure and all ancillary structures. The details of the reinstatement shall be submitted to, and agreed in writing with, the planning authority prior to any removal and reinstatement works of the site area.

Reason: In the interest of the proper planning and sustainable development 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.

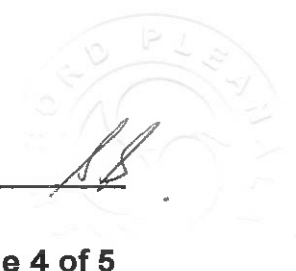
Reason: In the interest of the visual amenities of the area.

4. The transmitter power output, antennae type, and mounting configuration shall be in accordance with the details submitted with the application and shall not be altered without a prior grant of planning permission.

Reason: To ensure a satisfactory standard of development.

5. Landscaping of the site shall be carried out in accordance with a landscaping scheme, which shall be submitted to, and agreed in writing with, planning authority prior to commencement of any development. As part of the landscaping works are proposed outside of the red line site area, the consent of the landowner for these works in their entirety shall be provided to the planning authority prior to the commencement of any development.

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



6. No lighting, advertisement or other structures 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.

7. The construction of the development shall be managed in accordance with a Construction 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 traffic management during the construction phase, details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste, management of oils/chemicals on site during construction and subsequent maintenance works, as well as protective measures to be put in place to ensure that there is no discharge of polluting matter to any watercourses during and post construction.

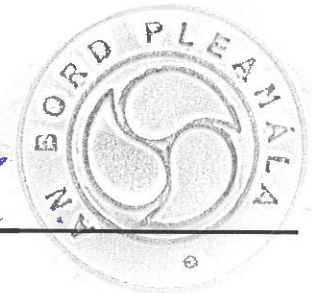
Reason: In the interests of public safety and amenity.



Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *14th* **day of** *October* **2021.**