

An
Bord
Pleanála

Board Order
ABP-310891-21

Planning and Development Acts 2000 to 2020

Planning Authority: Cork County Council

Planning Register Reference Number: 21/04191

Appeal by Andrew and Jean O'Sullivan care of TPlan Planning Consultants of 20 Westbury Heights, Annabella, Mallow, County Cork against the decision made on the 1st day of July, 2021 by Cork County Council to grant subject to conditions a permission to Eircom Limited care of Focus Plus Limited of 3 Arbourfield House, Dundrum Business Park, Windy Arbour, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of an 18 metre high free standing communications structure (total height with antennas 18.1 metres) with its associated antennae, communication dishes and ground equipment. The development will form part of Eircom Limited existing telecommunications and broadband network at Eircom Exchange, Callas, Berrings, County Cork.

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 Telecommunications Antennae and Support Structures Guidelines and the Cork County Development Plan 2014, it is considered that, subject to compliance with the conditions set out below, the proposed development would reflect the advice of the Guidelines with respect to the siting of telecommunication support structures and would be compatible with the character of the existing landscape and the visual and residential amenities of the area. Access arrangements would be satisfactory, and no water issues would arise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 8th day of June 2021, 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, a survey of the hedgerow along the northern boundary of the site shall be undertaken by a qualified arborist. This survey shall identify the species of the trees and hedging plants comprised in this hedgerow and it shall assess their condition. Any trees or plants that need to be replaced shall be identified and their replacement species specified. Gaps in the hedgerow shall be identified and additional planting for these gaps shall be specified with fast growing indigenous species.

Prior to commencement of development, the survey, accompanying specifications, and a timetable for planting shall be submitted to and agreed in writing with the planning authority.

Reason: In order to safeguard the visual amenities of the area.

3. Prior to commencement of development, a methodology for a noise survey of the site to establish the ambient noise levels of the area shall be submitted to and agreed in writing with the planning authority.

Prior to commencement of development, a noise survey based on the agreed methodology shall be undertaken and the results shall be submitted to and agreed in writing with the planning authority.

Reason: In order to safeguard the residential amenities of the area.

4. Prior to commencement of development, the roadside hedgerows shall be cut back to achieve the sightlines shown on drawing number CK-2098-01-P01 revision 1.

Reason: In the interest of road safety.

5. Details of the proposed colour scheme for the telecommunications support structure, antennae and dishes, and new 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.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

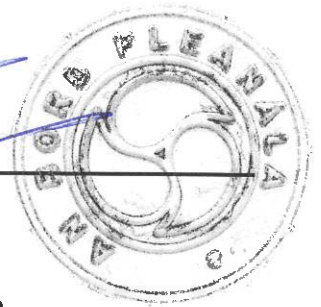
7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, site-specific measures for handling surface water, and traffic management measures, including temporary road signage.

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


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 24th day of November 2021