

Planning and Development Acts 2000 to 2021

Planning Authority: Longford County Council

Planning Register Reference Number: 21/76

Appeal by Abbeylara and Lismacaffrey Rural Development care of Liam Madden of Vitruvius Hibernicus, Convent Road, Longford against the decision made on the 15th day of September, 2021 by Longford County Council to grant subject to conditions a permission to Eircom Limited care of Focusplus Limited of Number 3 Arbourfield House, Dundrum Business Park, Windy Arbour, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction of a 24 metre high free-standing communications structure with its associated antennae, communication dishes, ground equipment and all associated site development works. The development will form part of Eircom Limited existing telecommunications and broadband network at Eircom Exchange, Coolamber, Lisryan, County Longford.

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 Longford County Development Plan 2021-2027, it is considered that, subject to compliance with the conditions set out below, the proposed development, which is necessary for the provision of high quality communications and information technology networks in the area, would not seriously injure the amenities of the area, and would 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 1st day of September 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. The developer shall allow, subject to reasonable terms, other licensed mobile telecommunications operators to co-locate their antennae onto the subject structure.

Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.

3. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –
 - (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,

- (b) employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

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

Reason: In the interest of orderly development.

- 5. 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. The following shall be included as a minimum:

- (a) The construction site shall be securely fenced along its perimeter and all construction activities shall take place within the site.

- (b) No parking, queuing or unloading of delivery vehicles shall take place on the public road.
- (c) All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on the public road network during the course of construction.
- (d) The developer shall apply to Longford County Council for a road opening license for any road works or service connections on public roads.

Any damage to the public road as a result of the works shall be the liability of the developer.

Reason: In the interests of public safety and amenity.

- 6. Existing mature trees on the site shall be protected during construction. Further landscaping shall be carried out in consultation with the planning authority.

Reason: In the interest of visual amenity.

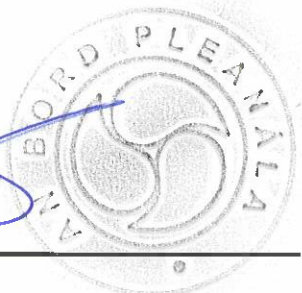
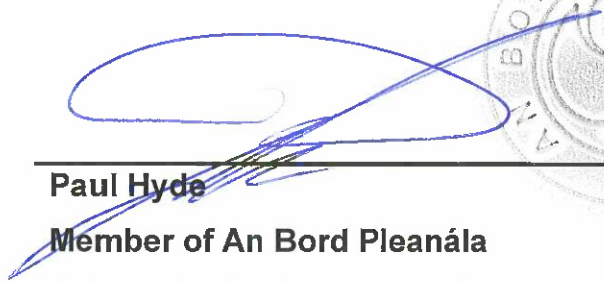
- 7. Any change in the ownership of the site or of the operator of the structure or of the use of the structure by an additional service providers shall be notified to the planning authority.

Reason: In the interest of clarity.

8. When the structure is no longer required, it shall be demolished and removed and the site re-instated at the operator's expense.

Details relating to the removal and reinstatement shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of visual amenity.



Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board**

Dated this *7th* day of *April* 2022