



An  
Bord  
Pleanála

**Board Order**  
**ABP-318574-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Waterford City and County Council**

**Planning Register Reference Number: 2360141**

**Appeal** by William and Mary Power of Monamon Upper, Lismore, County Waterford and by others against the decision made on the 6<sup>th</sup> day of November, 2023 by Waterford City and County Council to grant subject to conditions a permission to Vantage Towers Limited care of Charterhouse Infrastructure Consultants of Unit HQ, 27 Market Street, Listowel, County Kerry in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Erection of a 24 metres high telecommunications lattice structure together with antennas, dishes and associated telecommunications equipment all enclosed by security fencing and construction of new turning area and access at Monaman Upper (Townland), Lismore, County Waterford. The proposed development was revised by further public notices received by the planning authority on the 9<sup>th</sup> day of August, 2023.

## **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.**

## **Reasons and Considerations**

Having regard to:

- (a) national policy regarding the provision of mobile and telecommunications services,
- (b) the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, issued by the Department of the Environment and Local Government in July 1996, as updated by circular Letter PL 07/12, issued by the Department of the Environment, Community and Local Government on the 19th day of October, 2012,
- (c) the policy of the planning authority, as set out in the Waterford County Development Plan 2022-2028, to support the provision of telecommunications infrastructure,
- (d) the location of the site within an isolated rural area with few residents in close proximity, and
- (e) the nature and scale of the proposed telecommunications support infrastructure,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential

amenities of the area and would be in accordance with the provisions of the Waterford City and County Council Development Plan 2022-2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that the development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board 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 Report is required.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as revised by the further plans and particulars submitted to the planning authority on the 4th day of August and the 11<sup>th</sup> day of October 2023, 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 provide and make available, on reasonable terms, the support structure for the provision of mobile telecommunications antennae of third-party licensed mobile operators.

**Reason:** To avoid a multiplicity of masts, in the interest of visual amenity and 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 the commencement of development.

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

4. The proposed cabinets at the base of the free-standing structure shall be acoustically insulated in order to minimise any potential noise nuisance to the occupants of nearby residential units. Details of the insulated cabinets 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 and residential amenity.

5. Site development and building works shall be carried out only between the hours of 0800 and 1900 Monday to Friday inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or 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.

6. 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 and offsite disposal of construction and demolition waste.

**Reason:** In the interest of public safety and residential amenity.

7. Prior to the commencement of development, landscaping proposals to screen the proposed compound shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of visual amenity and the preservation of the natural character of the area having due regard to the elevated nature of the site.



**Mary Henchy**

**Member of An Bord Pleanála**

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

Dated this *27<sup>th</sup>* day of *Dec* 2024.