

An
Coimisiún
Pleanála

Commission Order
ACP-322905-25

Planning and Development Acts 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560380

Appeal by Brian and Orla Geraghty, Clare O'Connell and Paul and Sorcha O'Connor care of Ger Fahy Planning of Mulhussey, Maynooth, County Kildare against the decision made on the 9th day of June 2025 by Meath County Council to grant, subject to conditions, a permission to ESB Telecoms Limited care of Delmec Engineering of Barrowside Business Park, 10 Sleaty Road, Graiguecullen, Carlow in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of the erection of a 24-metre high, free standing lattice type telecommunications structure, carrying antennae, dishes, and ancillary equipment including lighting finial, to share with other licensed operators. To include associated ground equipment within a proposed 2.4-metre-high palisade fence compound, and all associated ground works, at ESB Ashbourne 38kV Substation, Donaghmore, Ashbourne, County Meath.

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: the provisions of the Meath County Development Plan 2021-2027 (including policies: INF POL 54, INF POL 56 and DM OBJ 83); the provisions of 'Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) (as updated by Circular Letters PL 07/12 and PL11/2020, respectively); the site location within an established ESB substation compound; the separation distances between the proposed development and existing residences, recorded monuments and protected structures; the site location in the Ward Lowlands Landscape Character Area as designated under the above-mentioned statutory plan; the applicant's need, including site-specific need for the infrastructure (for communications systems, Smart Metering and Supervisory Control and Data Acquisition), and also having regard to the planning history on the site and associated holding for telecommunication structures, 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 result in a significant negative residential or visual impact on the surrounding vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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

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. Prior to the commencement of development, the applicant shall provide the following for the written agreement of the planning authority:
 - (a) A drawing showing unobstructed sightlines from the existing entrance of 90 metres to the nearside edge of the road from a setback of 3.0 metres, in accordance with Transport Infrastructure Ireland document DN-GEO-03060.
 - (b) A landscape plan which includes the following:
 - (i) The retention to the maximum extent possible of the existing hedgerow and trees along the roadside boundary of the site.

- (ii) Detailed arrangements for the enhancement and strengthening of hedgerows to the west of the appeal site. Replacement planting to include native trees and native hedgerow along the roadside boundary of the land as required.

Reason: In the interests of traffic and road safety, in the interest of visual amenity, and to protect the biodiversity 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 proposed mast and all associated antennas, equipment and fencing shall be demolished and removed from the site when it's no longer required. The site shall be reinstated to its pre-development conditions at the expense of the developer.

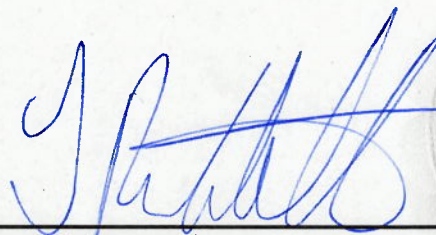
Reason: In the interests of orderly development.

- 5. A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible angles in azimuth. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of the development.

Reason: In the interests of public safety.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0700 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.



Tom Rabbette

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 21st day of Oct. 2025.

