

**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: 2560435**

**Appeal by Mairead Lyons on behalf of Rockhill Says No against the decision made on the 2<sup>nd</sup> day of September 2025, by Limerick City and County Council to grant subject to conditions a permission to Vantage Towers Limited in accordance with plans and particulars lodged with the said Council.**

**Proposed Development:** Erection of a 24-metre-high telecommunications lattice tower with antennas, dishes and associated equipment attached, and with equipment cabinets at ground level, all enclosed by security fencing and accessed using an existing farm track which will be modified and widened at its entrance with the public road, L-1539 at Ballyfookeen, Bruree, County Limerick.

### **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 Telecommunications Antennae and Support Structures Guidelines 1996 as revised by Circular Letter PL 07/12, to the provisions of Section 8.4.2 of the Limerick Development Plan 2022-2028 and to Policy IN P1 which seek to promote the development of telecommunication infrastructure, and the Commission for Communications Regulation (ComReg) coverage maps which confirm that the surrounding area currently does not benefit from good Information and Communications Technology (ICT) coverage, to the scale and design of the development and its distance from existing residential properties, it is considered that, subject to compliance with the conditions set out below, the proposed development would contribute to the roll out of broadband services in accordance with national, regional, and local objectives, would not seriously injure the visual amenities of the area or unduly impact on residential amenities and would be consistent with objective IN O5 of the development plan. 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 (EIA) 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 proposed 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 received by the planning authority on the 7<sup>th</sup> day of August 2025, 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. (a) The new entrance to the site shall be as identified on drawing number 24-018-005B 'Sightlines and Stopping Distances' received by the planning authority, as further information, on the 7<sup>th</sup> day of August 2025.  
  
(b) Details in relation to the splayed entrance, the setback distance, the height of wing walls and material finishes of the new entrance to the site, and the reinstatement of the area of ground between the road edge and the realigned front boundary, and details of the closure of the existing agricultural entrance to be undertaken concurrent with the development of the new entrance and the reinstatement of that area including landscaping, shall be agreed in writing with the planning authority, prior to commencement of development.

**Reason:** In the interest of road traffic safety and visual amenities.

3. 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 public health and surface water management.

4. The developer shall provide and make available, on reasonable terms, the proposed mast for the provision of mobile telecommunications antennae of third party licensed mobile telecommunication operators.

**Reason:** In the interest of the avoidance of a multiplicity of masts, orderly development and visual amenities.

5. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

**Reason:** To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

6. A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible from all 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 commencement of development.

**Reason:** In the interest of public safety.

7. Details of a colour scheme for the mast and any ancillary structures hereby permitted shall be submitted to, and agreed in writing with the planning authority, prior to the commencement of development, and the agreed colour scheme shall be applied to the mast and any ancillary structures upon erection.

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

8. All trees and hedgerows within and on the boundaries of the site shall be retained and maintained.

**Reason:** In the interest of visual amenity, residential amenity and biodiversity.

9. 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 demolition waste.

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

10. No advertisement or advertisement structure 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.

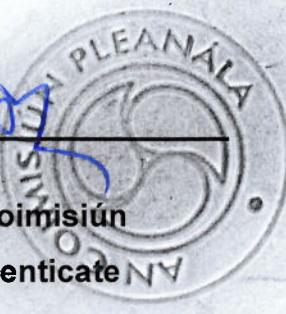
**Reason:** In the interest of the visual amenities of the area.

11. In the event of the telecommunications structure and ancillary structures and any access road provided to serve the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of six months, the structures and any access road shall be removed, and the site shall be reinstated within three months of their removal. Details regarding the removal of the structures and any access road and the reinstatement of the site shall be submitted to, and agreed in writing, within seven months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the operator's expense.

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

12. 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.



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

Dated this 21<sup>st</sup> day of January 2026.

