



An
Bord
Pleanála

inspector's Report ABP-303530-19

Development	Erection of a 36 metre high, free standing lattice type communications structure and associated site works
Location	Garlow Cross, Corballis, Navan, Co. Meath
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	AA180587
Applicant(s)	ESB Telecoms Ltd
Type of Application	Permission
Planning Authority Decision	Refusal
Type of Appeal	First Party
Appellant(s)	ESB Telecoms Ltd
Observer(s)	None
Date of Site Inspection	10 th & 11 th of May 2019
Inspector	Angela Brereton

1.0 Site Location and Description

- 1.1. The subject site is located in the townland of Corballis to the south east of Navan. It is in the rural agricultural area and is accessed via the local road network to the north east of Garlow Cross (R147) and Tara Na Ri. The setting is elevated and the site is located in the Central Lowlands and within a landscape of High Value. The proposed siting is to the north west of an existing poultry house. An ESB high voltage power line passes to the west of the subject site. There are 2 ESB pylons to the north west and south west of the site and these carry communications antenna and dishes.
- 1.2. The site is off the greater field area proximate to some sapling trees planted to screen the long low poultry house structure which is painted green to blend into the surrounding landscape. The field area is relatively flat but slopes to the south west. There are hedgerows along the field boundaries. There is currently no access track to the proposed site, and there are several gated field entrances in the vicinity. The entrance from the narrow local road is the existing entrance that serves the poultry house. Sightlines are somewhat restricted to the north by the brow of the hill and to the south by hedgerows not being cut back. There is an ESB pole proximate to the southern side of the entrance.

2.0 Proposed Development

- 2.1. The erection of a 36 metre high, free standing lattice type communications structure, carrying antennae and communication dishes, with associated ground-mounted equipment cabinets within a proposed 2.4m high palisade compound.
- 2.2. Detailed drawings including a Site Layout Plan have been submitted.
- 2.3. A Planning Statement providing a justification for the proposed development has been submitted by ESB Telecoms Ltd. This includes regard to background, policy and guidance and development context.

3.0 Planning Authority Decision

3.1. Decision

3.2. On the 19th of December 2019, Meath County Council refused permission for the proposed development for the following reason:

It is considered that the proposed development by virtue of its design, scale and siting would be visually obtrusive and detrimental to the visual amenities of the area, most notably Protected View No.44 Meath County Development Plan 2013 panoramic views from the Hill of Tara and would therefore materially contravene objective LC OBJ 5: To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Map 9.5.1 from development that would interfere with the character and visual amenity of the landscape. It is considered that the proposed development would interfere with the character of the landscape, would seriously injure the visual amenities of the area, and depreciate the value of property in the vicinity, would set an undesirable precedent for similar future developments in the rural area and would be contrary to the proper planning and sustainable development of the area.

3.3. Planning Authority Reports

3.3.1. Planning Reports

The Planner had regard to the locational context of the site, planning history and policy and to the inter-departmental reports. The Report notes that no submissions were made. Their assessment included regard to the following:

- They note the justification made relative to the need for the proposed development and that the site has been chosen to maximise coverage in the area.
- They note the sensitivity of the site, the proximity of the Hill of Tara and Skryne Hill landscape to the site and that there are a number of protected structures in the area.

- They consider that there would be a cumulative impact on the landscape from this proposal and adjacent pylons and advised that a comprehensive Visual Impact Assessment be submitted.
- It is proposed to utilise the existing access which serves the agricultural shed on this site.
- They advise that development contributions be waived in accordance with Circular Letter: PL07/12.

Further Information request

This included the following:

- The applicant should submit a comprehensive Visual Impact Assessment to show the cumulative impact of the proposal on the landscape and to include protected views and protected structures within a 5km radius of the site.

Further Information response

ESB Telecoms Ltd have submitted a detailed Visual Impact Assessment to include all protected structures within 5kms of the site. Photographs, mapping and a table relative to the impact on protected structures are included in the Appendices. In conclusion the report requests that the proposed development be moved approx.12m to the west. Revised plans have been submitted.

Revised Public Notices are included.

Planners Response

This had regard to the further information submitted including the Visual Impact Assessment and the proposed re-siting of the proposed development. They also noted the Conservation Officer's comments and had regard to planning policy. They considered the proposed development is unacceptable due to its impact on the protected view from the Hill of Tara (view 44) and generally on the visual amenity of the area. They recommended refusal.

3.3.2. Other Technical Reports

The Architectural Conservation Officer in Meath County Council is concerned that as indicated on the Visual Impact Assessment submitted the proposed structure will be visible from the Hill of Tara, The Rath of Synods and Tara Visitors Centre/Church.

They note the significance of Tara as a cultural, heritage and tourism asset in County Meath. They note that this is a landscape of exceptional value, of international importance and should be retained as such. They have regard to planning policy and recommend that this proposal be refused.

3.4. Prescribed Bodies

No submissions have been received from the Prescribed Bodies.

3.5. Third Party Observations

The Planner's Report provides there were no submissions received.

4.0 Planning History

4.1. The Planner's Report notes the following relevant to the subject site:

- NA/120835 – Retention Permission granted subject to conditions for retention of a revised Southeast Side (Roadside) Elevation to the free range poultry house from that previously granted under NA100708. The development also consisted of erection of a 25 ton cylindrical feed silo to diameter 3m and height 9m to the southeast corner of the previously erected shed.
- NA/100708 – Permission granted subject to conditions for the erection of a free range poultry house and all associated site works.

5.0 Policy and Context

5.1. National Policy

The aim of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, 1996" is to offer general guidance on planning issues so that the environmental impact is minimised, and a consistent approach is adopted by the various planning authorities. Circular Letter PL 07/12, issued in October 2012 by the Minister for the Environment, Community and Local Government under section 28 of the Planning and Development Acts 2000-2012, updated certain sections of the Guidelines and states in Section 2.2, inter alia:

“Planning authorities are therefore advised that from the date of this Circular Letter, attaching a condition to a permission for telecommunication masts and antennae which limit their life to a set temporary period should cease. Where a renewal of a previously temporary permission is being considered, the planning authority should determine the application on its merits with no time limit being attached to the permission. Only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life.”

5.2. **Meath County Council Development Plan 2013-2019**

Telecommunications

This includes the following policies and objectives in support of Broadband telecommunications:

ED POL 23 *To facilitate the development of broadband telecommunications as an enabler of rural and other enterprise.*

Section 8.2 supports Government Policy relative to the facilitation of Communications Technology and provides that investment in improving broadband connectivity is essential to furthering the social and economic development of Co. Meath.

Section 8.2.2 has regard to the National Broadband Scheme and to Broadband infrastructure in the County. This notes that the following three programmes are in place to ensure the delivery of Broadband: National Broadband Scheme, Rural Broadband Scheme and Schools 100 MBS Project.

Section 8.2.3 has regard to the location of Telecommunications Antennae and supports co-location and shared use of existing masts in appropriate locations. Policies EC POL 25 – 32 relate as does Objective EC OBJ 5. Policies EC POL 33 to 38 also relate. (Copies of these policies are included in the Appendix to this Report).

Heritage

Section 4.6.1 has regard to Existing Tourism Resources and includes reference to the Hill of Tara. Reference to the Draft Management Plan for the Hill of Tara. It is noted that there is no statutory timeframe for adoption of the Landscape Conservation Area and the matter is currently subject to ongoing discussions.

Tara Skryne Landscape that will focus on developing initiatives to: (i) maximise the socio-economic benefits and cultural tourism opportunities for the area; (ii) investigate, interpret, manage, promote and communicate the significance and values of the landscape and (iii) maintain the high quality landscape based on local distinctiveness and a strong cultural brand identity.

Objective LC OBJ 5 seeks: *To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Map 9.5.1 from development that would interfere with the character and visual amenity of the landscape.*

LC OBJ 6 seeks: *To progress the designation, in a timely fashion, of a Landscape Conservation Area, pursuant to Section 204 of the Planning & Development Acts, 2000-2012 for the Tara Skryne Landscape.*

LC OBJ 8 seeks: *To develop and support the implementation of an agreed and innovative Landscape Action Plan for the Tara Skryne Landscape.*

LC OBJ 9 seeks: *To work in partnership with the Consultative Group on the day-to-day management of the Hill of Tara and to prepare a Conservation Plan for the State Owned Lands at the Hill of Tara.*

Landscape Character Assessment

Appendix 7 refers and provides details of History and Culture and notes that the Hill of Tara south of Navan was the home of the High Kings of Ireland for many centuries. Regard is also had to its tourism significance. Special measures are needed to protect the settings of these areas and this notes that the Council will move towards the preparation of Local Area Plans including the Tara-Skryne area which will protect these heritage landscapes and their settings. Landscape Character Area 12 refers. *The upland aspect of the Hill of Tara provides panoramic views over the landscape, where the wealth of heritage within this part of Meath can be clearly seen.*

Protected Views

Appendix 12 provides a List of protected views and prospects as shown on Map 9.5.1 View 44 refers to the Hill of Tara – Panorama – National Importance:

Views across settled landscape with visible development including foreground powerlines, agricultural buildings, houses, quarries and roads. View to the west: other prominent hilltops visible at great distance. Foreground contains extensive areas of hedgerows and woodland. View to the south: Wicklow and Dublin Mountains visible on horizon. Relatively little development visible. Substantial woodland in the foreground. View to the east: across settled working landscape with a variety of structures and development visible including historic structures such as Skryne. Distant industrial plants. View to the north: panoramic views into very distant horizons. Encompassing a settled landscape with many buildings and structures visible in near and middle distance. Note areas immediately below hill to the north and south are obstructed by topography at variance with protection plan.

5.3. Natural Heritage Designations

The subject site is located approx. 2km to the east of the River Boyne/Blackwater SAC.

5.4. EIA Screening

Having regard to nature of the development comprising a telecommunications structure and ancillary development there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

ESB Telecoms Ltd have submitted a First Party grounds of appeal which includes the following:

- Existing telecommunications equipment is not adequate for current needs. The proposed development will allow for the improvement of existing services and facilitate upgrade work in the area.

- The proposed development facilitates all three operators to upgrade the services they provide in the area and coverage to vehicles passing the area on the M3 motorway. Three, Eir and Vodafone are committed to attach communication equipment to the proposed structure. This indicates the importance of the proposed development in the delivery of services in the area.
- They provide details of the technical reasons for the proposed development and note the requirement for operators to provide better coverage in the area. They refer to Map 1 taken from the ComReg viewer website.
- They note that a comprehensive Visual Impact Assessment has been prepared and submitted as part of the F.I.
- The proposed development will not intrude on the landscape including views from the Hill of Tara (over 3kms distant) and will be seen cumulatively clustered with the existing pylons.
- The proposed development site is towards the northern boundary of the targeted search area and it is unlikely that any location within the search area would be completely obstructed from view from the locations across the Hill of Tara.
- The enclosed photomontage indicates the impact of the proposed development from the Hill of Tara will be minimal.
- The proposed development at 36m in height will be seen in context of the existing ESB pylons at 24m in height.
- The design of the new structure makes it capable of carrying a large number of communications dishes and antennae. As a result Vodafone, Three and Eir will be able to share the structure. This will reduce the need for alternative sites in the area.
- The local community have not submitted any comments or objections in relation to the proposed development.
- Meath CDP presents policies in relation to the development of high quality communications infrastructure in the county as the plan recognises its

importance in supporting regional and national development generally. They note planning policies in this respect.

- This appeal reviews all relevant planning guidance and policies in the Meath CDP 2013-2019.
- They also note that the ‘Telecommunications Antennae and Support Structure – Guidelines for Planning Authorities, July 1996 supports such structures for co-location and sharing telecommunications services.
- The proposed site provides an excellent example of co-location and sharing of infrastructure and will not be visually obtrusive or detrimental to amenities.
- The proposed communication development will form a vital component in the delivery of multi-users communication services delivered in the area.
- Eir and Three currently make use of the ESB pylons to deliver services in the area, however they are not suitable to carry the additional equipment needed to improve services in the wider area.
- There are no alternative structures in the vicinity that are capable of providing this service.
- It is submitted by ESB Telecoms Ltd. that the proposed development is needed in the area and is in accordance with the county development plan and national planning guidelines. On this basis they request that the application be approved.
- Eir are fully in support of the proposed planning application for this Telecoms Infrastructure by ESB in Garlow Cross, Co. Meath.
- An RF Technical Justification Report has been prepared by Three Ireland, which concludes relative to the need for the proposed development as the best possible solution to meet both the existing and future demands of its customers in the area.
- Failure to progress with this installation will have negative impact on the Three network by leaving customers travelling along the M3 and surrounding area south of Navan town without acceptable communications service.

6.2. Planning Authority Response

- 6.2.1. The Council's response to the grounds of appeal considers that the Board should confirm the refusal of planning permission as the proposed development by virtue of its, design, scale and siting would be visually obtrusive. They consider that the proposed development would have a detrimental impact on Protected View No.44 of the Meath CDP 2013-2019 panoramic views from the Hill of Tara. They ask the Board to uphold the decision of the PA to refuse planning permission for the stated reasons.

7.0 Assessment

7.1. Principle of Development and Planning Policy

- 7.1.1. As per Section 8.2 of the Meath County Development Plan 2013-2019 it is noted that the Council fully accepts the critical importance of a high quality telecommunications service at national, regional and local level and will seek to promote and facilitate the provision and continued development of such a service within County Meath. In this regard, the Council seeks to cooperate with the providers and operators of such services within County Meath, in the national and county interests. Section 8.2.3 has regard to Telecommunications Antenna and the current government guidance as noted in the policy section above gives considerable guidance on this matter. The co-location and clustering policy of the guidelines and shared use of existing structures is encouraged. It also notes: *Due to the physical size of mast structures and the materials used to construct them, such structures can severely impact on both rural and urban landscapes.*
- 7.1.2. The significance of the location of the site proximate to the heritage site of the Hill of Tara is noted. Policy EC POL 38 seeks: *To assess proposals for the location of structures in sensitive landscapes in accordance with the policies set down in Chapter 9 of this Development Plan.* Section 9.11 refers to Landscape Conservation Areas and seeks the designation of an LCA in respect of their core areas for (a) Tara Skryne area. Policy LC POL 3 seeks: *To protect the archaeological heritage, rural character, setting and amenity of the Tara landscape and Loughcrew and Slieve na Calliagh Hills.*

- 7.1.3. Regard is also had to the DoECLG Circular Letter: PL07/12 which updates certain sections of the Telecommunications Antennae and Support Structures Guidelines (1996). This notes that the Guidelines advised on locations where telecommunications structures would not be favoured which might include lands whose high amenity value is already recognised in a development including protected structures, but does not now support minimum distances being stated in the development plan. It also provides that: *Planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process.*
- 7.1.4. It is noted that the Council refused permission providing that the proposal would be visually obtrusive and detrimental to the visual amenities of the area, most notably Protected View 44 and would therefore materially contravene objective LC OBJ 5 relative to views and prospects (as noted in the Policy Section above).
- 7.1.5. Therefore, in this case while the principle of the provision of a telecommunications structure is acceptable and in accordance with policy and guidelines, the issue is whether in view of its sensitive location it would have a detrimental impact on the heritage setting and amenity of the Tara landscape. Regard is had to the documentation submitted including the Visual Impact Assessment and the Technical Justification in this Assessment below.

7.2. **Technical Justification for Proposal**

- 7.2.1. ESB Telecoms Ltd have submitted a Planning Report with the application. This provides a Background to the development and note the functions of ESB Telecoms Ltd. They provide network solutions for a wide variety of mobile network operators, wireless broadband providers as well as transferring data for the SCADA network. In recent years they have grown a substantial external customer base, supporting a wide range of private and public sector business activities.
- 7.2.2. They provide it is their policy to design and construct their communications structures to the highest international standards. Their sites are made available for co-location. Customers provide mobile and broadband coverage for such sites using

2G and 3G networks. This policy aims to limit the number of such structures appearing in urban and rural landscapes. Information of ESB Telecoms Ltd fibre optic network and general network design is contained in Appendix 1 of their Report. Information on Health and Safety in Appendix 2.

- 7.2.3. They have regard to the site location and suitability for the proposed development. They provide that the site will be made available to all network operators and the design and height of the structure will make it suitable as a point of co-location. They provide that the proposed development will not change the character and amenity of the area.
- 7.2.4. The Report notes that there is a high voltage powerline in the vicinity of the application site, two of the existing ESB high voltage pylons carry communication antennae and dishes of Vodafone and Meteor. Due to the requirement of these operators to install equipment to a higher level than is currently safely achievable on the ESB pylon, it is no longer possible for the existing arrangement to continue. Communication antennae and dishes need to be moved to a higher point on the structure, this is not possible due to the required clearance between communication equipment and high voltage electrical cables. This could result in both Vodafone and Meteor seeking individual alternative sites in the immediate area. They note the requirement of Three, Vodafone and Eir to provide better coverage in the area. The proposed development will provide better coverage in the area, accommodate both operators and have the ability to cater for additional mobile phone or broadband providers. Should the application be unsuccessful potential operators would be forced to seek alternative locations to continue providing coverage to their customers.
- 7.2.5. As submitted by the First Party an RF Technical Justification Report has been prepared by Three Ireland, which includes details of the Coverage requirements in the Garlow Cross area. They note the need for base stations to provide coverage for areas commonly known as cells. They include Mapping showing existing 3G and 4G coverage and as proposed with the inclusion of the proposed development. This concludes that the evidence provided within this Report demonstrates the technical need for the installation site as part of the telecommunications network in the wider area.

7.2.6. The next generation of mobile (4G) will add significantly to the need for infrastructure in the future. An effective and cost efficient broadband network is understood to be essential if the country as a whole is to prosper and thrive in the era of knowledge and value-added economy. They also provide that there is no existing alternative structure in the vicinity that is capable of providing this service, although no significant discussion is had of this.

7.3. **Nature of the Proposed Development**

7.3.1. The subject planning application seeks permission to erect a 36m high, free standing lattice communication structure, carrying antennae and communication dishes. The communication structure and the ground mounted cabins are to be enclosed with a 2.4m high palisade fence with controlled access. The proposed development will stand at 2.5m wide at its base and taper to 1.25m wide at the top. As per the F.I submitted revised plans have been submitted showing the proposed development moved approx.12m to the west.

7.3.2. The plans submitted with the application show containers and cabinets that are associated with all communication development. They provide that these items are considered to be exempted development under Class 31(e) and 31(f) of the Planning and Development Act 2001 (as amended).

7.3.3. It is provided that the design of the structure was chosen in order to accommodate the various requirements of the operators whilst also blending with the existing utility infrastructure. They note that this design will facilitate existing needs of communication operators to co-located on the structure and have structural capacity for additional operators in the future. The drawings submitted include an indication of the antennae and dishes which maybe present on the structure, however the location and/or site of these specific equipment may vary in line with operational requirements.

7.3.4. The First Party provide that the site was specifically chosen to maximise coverage in the area whilst also being respectful of residents in the surrounding landscape. The height of 36m was considered the minimum height required to allow for point to point access to other equipment in the area. Communication equipment in this location already provides coverage for the immediate area, the proposed infrastructure will

enable this site to provide significant additional coverage as a multi-user communications structure for the area including the nearby M3. This site will also provide seamless coverage along the R147 to Navan town allowing customers to maintain a continuous call and data session.

- 7.3.5. The application site is accessed off the L-5049-0. It is proposed to use the existing entrance to the poultry house and the gated field entrances. Condition no. 9 of permission Reg. Ref.NA/100708 and Condition no.1 of retention permission NA/120835 as referred to in the Planning History Section above relate to the existing access from the local road.

7.4. Impact on Landscape and Visual Amenity

- 7.4.1. The proposed development site is an elevated location, however the site itself is relatively flat. An ESB high voltage powerline passes to the west of the proposed development site, two ESB pylons (one to the north west and one to the south west) are located in this area and currently carry communication antennae and dishes. The predominant land use in the area is agricultural. There is an existing poultry house which is a long low structure painted green, proximate to the site. It is provided that the proposed design of the mast structure has been selected to reflect existing features in the landscape. Also, that in view of the existing pylons on site that the proposal will not introduce a new feature in the landscape so that in this way the proposed communication infrastructure will not be visually obtrusive or look out of place in the landscape.
- 7.4.2. The First Party provides that the proposed structure will not stand above the apex of the surrounding hills. While the development will be visible it will not be dominant as the existing ESB pylons in this location are not a dominant feature in the landscape. Given the nature and location of the site, ESB Telecoms Ltd asserts that the proposed structure is not unduly visually obtrusive or damaging to the local community. The proposed development site is towards the northern boundary of the targeted search area. The search area is to the north of the Hill of Tara, both north and south of the M3 motorway. The First Party provides that given the sweeping views from the Hill of Tara across the search site, it is unlikely that any location within the search area would be completely obstructed from view from all locations across the Hill of Tara.

- 7.4.3. While the proposed structure is 36m in height, it will stand 12m taller than the existing ESB pylons at 24m in height. The proposed structure will taper to a width of approx. 1.25m at the top of the structure the design is more slender. It will not introduce a new feature in the landscape, but will cluster new infrastructure which is needed in this area with existing development. It will add to the cumulative such infrastructure in the area.
- 7.4.4. The Visual Impact Assessment includes photographs to show that the compilation indicates that the proposed communications structure will be visible from the Rath of Synods of the Hill of Tara, also noting the ESB pylons in the area. ESB Telecoms would strongly contend that the proposed development would not cause a detrimental impact on enjoyment of the Hill of Tara or the surrounding area.
- 7.4.5. On the day of the site visit I also visited the Hill of Tara, and in particular the Rath of the Synods (which is noted as being a view point in the Visual Impact Assessment). Despite being a fine day it was somewhat misty on the Hill and views of the distant landscape were obscured. Therefore, distant views of the mast structure will only be visible in the greater landscape area on clear days. I visited the Hill of Tara again the following day which was brighter and clearer. The landscape including the poultry house could be seen in the distance as could the existing pylons. This could be seen in greater detail when using a zoom lens from the Rath of Synods.
- 7.4.6. The Council's Conservation Officer notes the significance of the Hill of Tara as a key cultural, heritage and tourism asset of County Meath. Policy and Objectives in the Plan including LC OBJ 5 seeks to preserve views and prospects listed in Appendix 12 and as shown on Map 9.5.1 of the Meath CDP 2013-2019 where in this case Protected View no.44 refers. Regard is also had to Appendix 7 which provides the Landscape Character Areas. This includes the Tara/Skyrne hills in Area 12 and provides: *This area has low potential capacity to accommodate overhead cables, substations and communication masts due to their visual prominence and the high sensitivity of this LCA.*
- 7.4.7. Having regard to these issues I would be concerned that the proposed mast will be visible from the Hill of Tara and in particular the Rath of Synods and note the Panorama of View 44 from the Hill which is described in Appendix 12 of the Meath CDP as being of national importance. It is noted that the details submitted have not

given much consideration to alternatives, and I am not convinced that this mast could not be sited in an alternative less obtrusive location. If sited in the proposed location it will add to and be taller and more obtrusive than the existing pylons and wirescape in the area, which would further detract from the heritage landscape.

7.5. Screening for Appropriate Assessment

- 7.5.1. Having regard to the nature and scale of the proposed development and its proximity to the nearest European site, no Appropriate Assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1. I recommend that permission be refused for the reasons and considerations below.

9.0 Reasons and Considerations

1. Having regard to the sensitive location of the proposed development, within the Landscape Character Area 12 -Tara Skryne Hills and to panoramic views being available from certain locations from the heritage site of the Hill of Tara it is considered that it would be contrary to Objective LC OBJ 5 and would impact on the National Protected View No.44 as noted on Map 9.5.1 and in Appendix 12 of the Meath County Development Plan 2013-2019. It is considered that the proposed development would interfere with the panorama of this view and with the character of the heritage landscape, would seriously injure the amenities of the area and would set an undesirable precedent for similar future developments in this area and would be contrary to the proper planning and sustainable development of the area.

Angela Brereton
Planning Inspector

14th of May 2019