



An
Bord
Pleanála

Inspector's Report 305988-19

Development	30m multi-user telecommunications support structure with 2 no. headframes
Location	Drummonaghan Wood, Ramelton, Co. Donegal
Planning Authority	Donegal County Council
Planning Authority Reg. Ref.	19/51352
Applicant(s)	Signal Infrastructure Ltd.
Type of Application	Permission
Planning Authority Decision	Grant planning permission subject to conditions
Type of Appeal	Third Party
Appellant(s)	Ramelton Community Group
Observer(s)	None
Date of Site Inspection	19 th February 2020
Inspector	Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 0.01 ha and is located within Drummonaghan Wood, Ramelton, Co. Donegal. The primary access to the woodland is via its southern boundary at the junction with the R249. An access track extends into the woodland from this entrance and runs in a north-westerly direction for approx. 220 m before altering course in a north-easterly direction for approx. 490 m. The subject site is located at the north-eastern end of the access track, adjacent to a small clearing/turning circle, and is characterised by woodland trees and shrubs.

2.0 Proposed Development

- 2.1. The proposed development comprises a 30 m multi-user telecommunications support structure with 2 no. headframes carrying 12 no. antennas and associated remote radio units, 8 no. communication dishes, 3 no. lightning finials and 13 no. outdoor cabinets, all enclosed within a security compound by a 2.4 m high palisade fence with a 4 m access gate, site access and site works.
- 2.2. The development will provide voice and mobile broadband services in the area.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Grant Permission subject to 6 no. conditions issued on 30th October 2019.
- 3.1.2. Condition no. 2 requires that no material change of use of the mast/antennas/dishes shall be made without a prior grant of planning permission.
- 3.1.3. Condition no. 4(a) requires a Traffic and Construction Management Plan to be agreed with the Planning Authority prior to the commencement of development.
- 3.1.4. Condition no. 5 requires that permanent visibility splays of 70 m shall be provided in a westerly direction and 90 m in an easterly direction at the junction of the existing access road and the adjoining public road.

3.1.5. Condition no. 6 requires the site to be reinstated to the satisfaction of the Planning Authority within 8 weeks following the cessation of the permitted development.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports (24th October 2019)**

3.2.2. Basis of Planning Authority's decision.

3.2.3. **Other Technical Reports**

3.2.4. **Roads Department (9th October 2019)**

3.2.5. Refusal of planning permission recommended on road safety grounds unless major widening works are carried out to improve the junction with the regional road.

3.2.6. The Planning Officer's Report states that a report was not received from the Roads Department. The Planning Officer confirms that discussions were held with the Executive Engineer in the Roads Department and that 70 m and 90 m visibility splays were considered acceptable at the site entrance given the low level of construction/maintenance traffic associated with the proposed development, with no other traffic safety concerns arising.

3.2.7. **Fire Service Section (19th September 2019)**

3.2.8. No objection to the proposed development.

3.3. **Prescribed Bodies**

3.3.1. **An Taisce:** None received.

3.3.2. **Dept. of Culture, Heritage and the Gaeltacht:** None received.

3.3.3. **The Heritage Council:** None received.

3.4. **Third Party Observations**

3.4.1. A total of 14 no. third party objections were made on the application. The submission from the Ramelton Community Group is accompanied by a petition which is signed by 264 no. members of the local community.

3.4.2. The grounds of objection can be summarised as follows: (1) proximity to community facilities; (2) health risks; (3) impact on amenity value, tourism potential and historic value of the woodland; (4) visual and landscape impacts; (5) impacts on flora and

fauna; (6) impact on River Lennon Conservation Area; (7) impact on heritage town of Ramelton; (8) the development would be contrary to objectives NH-0-5, NHP-10, CCG-0-5 and RH-P-2 of the county development plan; (9) inadequate sight lines at site entrance; (10) high speed fibre broadband is already provided in Ramelton; (11) no precedent for such development in woodland areas; (12) lack of public consultation; (13) inappropriate viewpoints; and, (14) absence of EIA.

4.0 Planning History

4.1. None.

5.0 Policy and Context

5.1. Donegal County Development Plan 2018-2024

5.2. Chapter 5: Telecommunications

- 5.2.1. The overall aim of Donegal County Council is “to facilitate the development of a high quality and sustainable telecommunications network for the County as a critical element to support growth in all areas of the economy and increase the quality of life for the people of Donegal”.
- 5.2.2. Visual amenity and environmental degradation are identified as key issues in relation to mast and antennae proposals, with both the cumulative effects and the specific impact of each individual proposal, meriting careful consideration. Co-location of antennae on existing masts and co-location of masts on existing sites is preferred in order to eliminate demand to create new mast locations throughout the County, in line with the recommendations of Government Guidelines on Telecommunications Antennae and Support Structures.
- 5.2.3. In considering the issue of health in relation to mast and antennae proposals, the Council will be guided by the aforementioned Government Guidelines, including a requirement for applicants to furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or European equivalent and evidence that their proposed installation complies with the guidelines.

- 5.2.4. **Objective TC-0-1:** To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunications systems, developed with due regard to natural and built heritage and to environmental considerations.
- 5.2.5. **Objective TC-0-2:** To support and facilitate the deployment of the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map and similar projects, subject to the proper planning and sustainable development of the area.
- 5.2.6. **Policy TC-P-1:** It is a policy of the Council to facilitate the deployment of the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map and similar projects, subject to any constraints arising from international/national environmental designations and the proper planning and sustainable development of the area.
- 5.2.7. **Policy TC-P-3:** It is a policy of the Council to require the co-location of new or replacement antennae and dishes on existing masts and co-location and clustering of new masts on existing sites, unless a fully documented case is submitted for consideration, along with the application explaining the precise circumstances which militate against co-location and/or clustering. New telecommunications antennae and support structures shall be located in accordance with the provisions of the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996, (or as may be amended) and shall not normally be favoured within Areas of Especially High Scenic Amenity, beside schools, protected structures or archaeological sites and other monuments.
- 5.2.8. **Policy TC-P-6:** It is a policy of the Council that proposals for new telecommunications support structures, antennae and dishes will not be permitted within Areas of Especially High Scenic Amenity.

5.3. **Chapter 7: Natural Heritage**

- 5.3.1. The landscape of County Donegal is categorised into three layers of value, with the application site located in An Area of Moderate Scenic Amenity. These areas are primarily landscapes located outside Local Area Plan Boundaries and settlement

framework boundaries, that have a unique, rural and generally agricultural quality. These areas have the capacity to absorb additional development that is suitably located, sited and designed, subject to compliance with all other objectives and policies of the Plan.

- 5.3.2. **Objective NH-0-5:** To protect, manage and conserve the character, quality and value of the landscape having regard to the proper planning and development of the area, including consideration of the scenic amenity designations of this plan, the preservation of views and prospects and the amenities of places and features of natural, cultural, social or historic interest.
- 5.3.3. **Policy NH-P-7:** Within areas of “High Scenic Amenity” (HSC) and “Moderate Scenic Amenity” (MSC) as identified on Map 7.1.1: Scenic Amenity, and subject to other objectives and policies of this Plan, it is the policy of the Council to facilitate development of a nature, location and scale that allows the development to integrate within and reflect the character and amenity designation of the landscape.
- 5.3.4. **Policy NH-P-9:** It is the policy of the Council to manage the local landscape and natural environment, including the seascape, by ensuring any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.
- 5.3.5. **Policy NH-P-10:** It is the policy of the Council to retain and protect significant stands of existing trees/hedgerows/woodlands and seek increased planting of native trees where appropriate in new developments.

5.4. **Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996)**

- 5.5. These Guidelines established a policy framework and provide general guidance on relevant planning issues for planning authorities, telecommunications providers and the general public.
- 5.6. The Guidelines confirm that towers and masts can be placed in forestry plantations in rural areas, provided that the antennae are clear of obstructions. This will involve clearing of the site but, overall, will serve to reduce visual intrusion. Softening of the visual impact can be achieved through judicious choice of colour scheme and through the planting of shrubs, trees etc as a screen or backdrop. Local factors to be taken into account in determining the extent to which an object is noticeable or

intrusive include, intermediate objects, topography, the scale of the object in the wider landscape, the multiplicity of other objects in the wider panorama, the position of the object with respect to the skyline, weather, lighting conditions, etc.

5.7. Circular Letter: PL07/12

5.8. Circular PL07/12 updates sections 2.2 – 2.7 of the 1996 Guidelines. In summary, the Circular confirms that the granting of temporary permissions for telecommunication masts and antennae is not appropriate; the inclusion in development plans of minimum separation distances from such development and the lodgement of a bond or cash deposit to remove obsolete structures is not appropriate; health and safety matters in respect of telecommunications infrastructure are regulated by other codes; and, waivers in respect of such development should be provided in Development Contribution Schemes.

5.9. Natural Heritage Designations

5.9.1. The site is located approx. 500 m to the north of the Leannan River SAC and approx. 980 m to the north-west of the Lough Swilly SAC and SPA.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. An appeal has been lodged by Michael Friel Architects on behalf of Ramelton Community Group, the grounds of which can be summarised as follows:

- The need to upgrade local telecommunications networks is acknowledged, with parts of Ramelton noted to be blackspots in relation to mobile phone coverage. However, the location of the proposed development is unsuitable and will compromise the woodland site and detract significantly from its integrity and amenity value;
- Donegal County Council should take steps to preserve the woodlands, particularly to the south of the regional road along the banks of the River Lennon, as this section of woodland is of scenic amenity value. A Tree Preservation Order should be pursued as a policy mechanism by the Council;

- Impacts on wildlife and biodiversity during the construction and operational phases, including the long-eared brown bat which is prevalent in this area;
- No drainage plan or mitigation proposals have been submitted with the application;
- There are no precedents for such development in woodland areas elsewhere in Donegal, with such structures more usually found in open countryside or on slightly elevated bog/moorland;
- The proposed development would be destructive to the history, heritage and amenity which exists at Drummonaghan Woods;
- The proposed development will be widely visible throughout the forest, and will visually dominate some of the walking paths, as well as being obtrusive in long distance views when travelling west on the R249;
- The proposed development would contravene a number of development plan policies and objectives, including NHP-10, NH-0-5; CCG-0-5 and RH-P-2 concerning the preservation of natural amenity assets, the protection of landscape character and the enhancement of recreational amenities;
- The health risks associated with such masts are totally unknown but it is widely accepted that there are implications to the community, animals and wildlife.

6.2. Applicant Response

6.2.1. A response has been made on behalf of the applicant by 4Site, which can be summarised as follows:

- By accommodating national and local broadband providers, the proposed development will bring significant improvements in the mobile and broadband data services in the area;
- The existing mobile network sites are located between 5.3 km and 6.5 km from the target coverage area, which combined with the intervening terrain and topography, results in service blackspots for mobile operators;

- The Traffic Speed Survey/Access Assessment which accompanies the application confirms that visibility splays of 2.4m x 90 m can be achieved on the left hand side of the site entrance, with splays of 2.4 m x 70 m achievable to the right, subject to minor verge clearance and regrading of the bank on the western side. Post construction, the site will be accessed approximately twice a year for maintenance/operator works;
- The development was designed using best practice principles to enhance the durability and function of the site, while minimising visual intrusion where possible. The structure height and compound size are the minimum necessary to ensure functionality for transmission and future requirements;
- The structure will be finished in galvanised grey which will blend in with the Irish skyline;
- The use of the existing permitted site access, the reduced size of the compound and the use of the forest to screen the compound, the ground-based equipment therein and the lower part of the telecommunications structure, will serve to further reduce the impact of the development on its local setting, with the surrounding tree cover being between 21 m - 23 m in height;
- The site is not located within any designated areas and no tree preservation order currently exists at the woodland. The AA screening assessment which was undertaken by the planning authority determined that an AA is not required in this instance;
- The appeal submission reflects that which was submitted to Donegal County Council during the planning application process. All points raised by the appellant have been fully and properly considered by the planning authority;
- The proposed development involves no impediment of access to Drummonaghan Wood, with all existing walking paths, picnic areas, benches and signage boards maintained;
- The appellant's assertions regarding the impact of the development on wildlife and biodiversity are unsupported. The proposal is designed to comply with the

limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP);

- Precedents exist for telecommunication developments in Coillte forests elsewhere in Donegal, including planning authority reg. refs. 18/51512, 17/51928, 17/51929; 17/51957 and 19/51080;
- The Telecommunications Antennae and Support Structures Guidelines 1996 direct that towers and masts can be placed in forestry plantations in rural areas, provided that the antennae are clear of obstructions;
- The proposed development does not contravene the policies of the county development plan, with no factual basis provided by the appellant in relation to this assertion;
- The historical importance of the woodland is not a material consideration in the assessment of this application.

6.3. Planning Authority Response (12th December 2019)

- 6.3.1. Donegal County Council has confirmed that the contents of the appeal have already been addressed in the Planning Officer's report of 24th October 2019.

6.4. Observations

- 6.4.1. None.

7.0 Assessment

- 7.1. I am satisfied that the main issues for consideration in this case include:

- Principle of the development;
- Compliance with development plan policies;
- Visual impacts;
- Health and amenity impacts;
- Impacts on flora and fauna;
- Road access;

- Appropriate assessment.

7.2. Each of these issues is addressed in turn below.

7.3. **Principle of the development**

7.3.1. The appellant submits that there are no precedents for similar developments in woodland areas elsewhere in County Donegal. In response, the applicant's agent has identified 5 no. valid planning permissions for telecommunications infrastructure in forested areas of the county.

7.3.2. The Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) confirm that towers and masts can be placed in forestry plantations subject to the provision of appropriate screening and the consideration of relevant local factors, including topography and the scale and position of the object. Having regard to the foregoing, I consider that the proposed development is acceptable in principle at this location, subject to its compliance with all other relevant development management criteria.

7.4. **Compliance with development plan policies**

7.4.1. The appellant submits that the proposed development would materially contravene a number of development plan policies and objectives, including: objective NH-0-5 regarding the protection of landscape character, quality and value; policy NH-P-10 regarding the protection of existing stands of trees; objective CCG-0-5 regarding the preservation and improvement of the recreational amenities of the county; and, policy RH-P-2 regarding proposals for new rural dwellings. The applicant's agent submits that the appellant has provided no factual basis to support this assertion.

7.4.2. In considering the foregoing, I note that policy RH-P-2 in relation to rural housing is not relevant to this appeal case. I further note that the appellant has not identified the development plan policies and objectives which support the delivery of a sustainable telecommunications network across the county, in particular policy TC-P-1 and objectives TC-0-1 and TC-0-2, which seek, *inter alia*, to support and facilitate the deployment of the National Broadband Plan, with due regard to natural and built heritage and to environmental considerations. The aforementioned policies and objectives and those which have been identified by the appellant are not mutually

exclusive. Thus, a reasonable balance must be struck in assessing such development proposals, taking all relevant policy guidance into consideration.

- 7.4.3. The appellant has acknowledged the need to upgrade the local telecommunications networks. In this regard, the applicant confirms that the subject site has been designed as a multi-user site capable of meeting all operator requirements to support voice and broadband communications. It is further confirmed that the site is actively required by both Three and Imagine Broadband, who are looking to expand their services in the area. Additional equipment has also been incorporated to serve 2 no. additional future service providers, which complies with development plan policy regarding the co-location of such facilities.
- 7.4.4. The applicant submits that the existing mobile network sites are located between 5.3km and 6.5km away from the target coverage area. As a result of this distance, and the intervening terrain and topography, the area is a services blackspot for mobile operators. Thus, the development will bring a significant improvement in voice and data transmission to the village of Ramelton, the townlands of Rossreagh, Ballyboe, Bayhill, Rathmelton, Roghan, Blacks Glen and Glen Lower and surrounding rural areas. It will also close large coverage gaps on local roads and regional roads R245, R247 and R249. Therefore, in my opinion, it is evident that the proposed development will support the delivery of a sustainable telecommunications network for the county as promoted under the county development plan.
- 7.4.5. In considering other development plan policies which are relevant to this appeal case, I note that policy TC-P-3 confirms that Donegal County Council will require the co-location and clustering of new masts on existing sites, unless a fully documented case is submitted explaining why this cannot be achieved. The applicant has undertaken a review of the 3 no. existing telecommunications structures within 10km of the subject site, all of which were deemed unsuitable to accommodate the proposed development. Thus, I consider that the requirements of policy TC-P-3 have been satisfied in this instance.
- 7.4.6. Having regard to the foregoing, it is considered that the applicant has set out a comprehensive case for the proposed development at this location. It is further considered that the proposed development would be in accordance with

development plan policies and objectives which support the development of a sustainable telecommunications network within the County.

7.5. Visual impacts

- 7.5.1. The appellant submits that the proposed development will be widely visible throughout the forest, will visually dominate some of the walking paths and will be obtrusive in long distance views when travelling west on the R249.
- 7.5.2. The applicant submits that the layout of the development was designed using best practice principles to enhance the durability and function of the site, while minimising its visual intrusion where possible. The structure height and compound size are stated to be the minimum necessary to ensure functionality for transmission and future requirements. The structure will be finished in galvanised grey on the basis that this colour blends in best with the Irish skyline. It is further submitted that the use of the existing Coillte forest location to wholly screen the compound, the ground-based equipment therein and the lower part of the telecommunications structure, will further assist to reduce the impact of the development in its local setting. The applicant acknowledges that the upper part of the structure will be visible against the skyline/forest in the long-term visual resource.
- 7.5.3. The planning application is accompanied by a Visual Impact Assessment, which examines the impact of the development on the character of the area from 15 no. viewpoints within a 2km radius of the site. Viewpoints 1-14 are located within the forest, while viewpoint no. 15 is located to the south-west of the site on the R249.
- 7.5.4. This assessment identifies that: (i) views of the totality of the development will be available in viewpoint nos. 6, 7, 9, 10 and 11; (ii) there will be some degree of visibility of the upper part of the proposed development only from viewpoints nos. 1-5, 8, 12, 13 and 15; and, (iii) there will be no visibility of the proposed development from viewpoint no. 14. The assessment concludes that the proposed development will not produce a significant adverse impact on the local and wider visual resource.
- 7.5.5. I acknowledge that the proposed development will have some degree of visual impact, with the greatest impact occurring in short distance views within the surrounding woodland to the south of the site. However, in my opinion, the existing trees and vegetation will provide a reasonable level of screening of the proposed development which will reduce its visual impact across a wide area of the woodland.

This is supported by the Visual Impact Assessment which confirms that the totality of the proposed development will only be visible in 5 of the 15 selected viewpoints, with varying degrees of the upper parts of the structure being visible in the majority of the remaining viewpoints.

- 7.5.6. I further consider that the proposed development will not be readily visible in extensive parts of the woodland to the south of the access track and north of the R249, given the extent of tree cover at this location. I also consider that the visual impact of the development in views from the forested lands to the north will be reduced by the existing tree cover adjoining the application site, which is estimated to have a height of 23 m as per the enclosed Site Layout Plan (Drawing No. D00210-106 PA).
- 7.5.7. The site is located within a landscape of Moderate Scenic Amenity as designated under the development plan, and as such, is one which has the capacity to absorb additional development that is suitably located, sited and designed. On balance, I considered that the location of the proposed development is reasonable and that the extent of visual impact is not of such a scale to warrant a refusal of planning permission in this case.

7.6. **Amenity Impacts**

- 7.6.1. The appellant submits that the proposed telecommunications structure will compromise the woodland site and detract significantly from its integrity and amenity value. In considering these grounds of appeal, I note that the proposed development is located on a site of 0.01 ha which is situated towards the north-eastern corner of the overall woodland, which is estimated to extend to approx. 35 ha. It was noted during the site inspection that the proposed development is located in an area of woodland which is not readily accessible and does not form part of a designated walking path. The applicant's first party appeal response confirms that the proposed development will involve no impediment of access to the woodland, with the maintenance of all existing walking paths, picnic areas, benches and signage boards.
- 7.6.2. On balance, having regard to the overall extent of Drummonaghan Wood and the location and screening of the subject site, it is considered that the appellant's assertions regarding the amenity impacts of the proposed development are

unfounded, and that if permitted, the proposed development would have no significant impact on the amenity value of the woodland.

7.7. Impacts on flora and fauna

- 7.7.1. The appellant submits that the proposed development will impact on wildlife and biodiversity during the construction and operational phases, including the long-eared brown bat which is prevalent in the area.
- 7.7.2. In considering the foregoing, I note that the woodland is not subject to any environmental designation or tree preservation order. I further note the limited size of the site (0.01 ha) in the context of the overall woodland. The applicant has also confirmed that the proposed development will comply with the limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP). Thus, in my opinion, no significant impacts are likely to occur to flora or fauna which would warrant a refusal of planning permission in this instance.

7.8. Road access

- 7.8.1. Access to the proposed development will be from the existing access from the R249 and the existing access track within the woodland. An Access Assessment has been prepared by KH Chartered Engineers which confirms that visibility splays of 2.4m x 90 m (eastern side) and 2.4m x 70 m (western side) are achievable, subject to minor verge clearance and regrading of the bank on the western side of the woodland entrance from the R249. Post construction, the site will be accessed approximately twice in any one year for maintenance/operator works.
- 7.8.2. Donegal County Council's Road Department Report of 9th October 2019 recommended that planning permission be refused for the proposed development on road safety grounds, unless major road widening works were carried out to improve the junction of the site access and the regional road (R249). While the Planning Officer's report states that no report was received from the Roads Department, discussions were held with that department which confirmed that the identified visibility splays were acceptable given the low level of construction/maintenance traffic, with no other traffic safety concerns arising.
- 7.8.3. Having regard to the foregoing, and the contents of the applicant's road access assessment, I am satisfied that no traffic safety concerns arise in this case given the

limited traffic movements which will be generated on foot of the proposed development during the construction and operational phases.

- 7.8.4. Condition no. 5 of Donegal County Council's Notification of the Decision to Grant Planning Permission requires permanent visibility splays to be provided to the required standards at the site entrance prior to the commencement of development. Condition no. 4(a) also requires a Traffic and Construction Management Plan to be agreed with the planning authority prior to the commencement of development, including, inter alia, final haul routes for deliveries and the management of traffic flows at the site entrance from the R249. In my opinion, these requirements are appropriate and reasonable and can be addressed by way of condition in the event An Bord Pleanála grants planning permission for the proposed development.

7.9. Health impacts

- 7.9.1. The appellant asserts that the proposed development poses a health risk to the community, animals and wildlife.
- 7.9.2. In assessing such developments, Circular Letter PL07/12 confirms that Planning Authorities should primarily be concerned with issues relating to site location and design and that they do not have competence for health and safety matters. These are regulated by other codes and should not be subject to additional regulation by the planning process. Thus, in my opinion, this point of appeal is not a relevant consideration in this case.
- 7.9.3. In the interests of clarity, I note that the planning application cover letter confirms that the subject site will be built in accordance with current health and safety legislation and Guidelines and that the proposal is designed to be in full compliance with the limits set by the Guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).

7.10. Appropriate assessment

- 7.10.1. The proposed development is located approx. 500 m to the north of the Leannan River SAC and approx. 980 m to the north-west of the Lough Swilly SAC and SPA.
- 7.10.2. The proposed development comprises telecommunications infrastructure which will have no pathway or functional connection to any Natura 2000 site. Thus, having regard to the nature and scale of the proposed development and its location relative

to Natura 2000 sites, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, either individually or in combination with other plans or projects, on a European site.

Note

A S. 48 development contribution is not attached to this decision in accordance with the guidance issued under Circular PL07/12.

8.0 Recommendation

8.1. I recommend that planning permission be granted subject to conditions.

9.0 Reasons and Considerations

9.1. Having regard to the provisions of the Donegal County Development Plan 2018-2024 which support the development of a sustainable telecommunications network throughout the county, and the nature and scale of the development, it is considered that, subject to the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>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.</p> <p>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.</p>
3.	<p>The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of orderly development.</p>
4.	<p>No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
5.	<p>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.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
6.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.</p> <p>Reason: In the interest of public health.</p>
7.	<p>The construction of the development shall be managed in accordance with a Construction and Traffic 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:</p>

	<p>(a) The location of the site and materials compound, including an area identified for the storage of construction refuse;</p> <p>(b) Details of site security fencing and hoardings;</p> <p>(c) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;</p> <p>(d) Measures to manage traffic flows on the adjoining road network and obviate queuing of construction traffic, including at the junction of the site access and the R249;</p> <p>(e) Details in relation to the management of excavated soil;</p> <p>(f) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network.</p> <p>Reason: In the interest of amenities, public health and safety.</p>
8.	<p>Prior to the commencement of development, details in relation to the achievement of permanent visibility splays of 70 m in a westerly direction and 90 m in an easterly direction at the junction of the existing access road and the public road R249, shall be submitted to, and agreed in writing with the planning authority.</p> <p>Reason: In the interests of traffic safety.</p>

Louise Treacy
 Planning Inspector

9th March 2020