



An
Bord
Pleanála

Inspector's Report ABP 306965-20

Development	Removal of existing floodlight to be replaced by the erection of a 27m monopole to support telecommunications antennae for use by Eir and other operators.
Location	Dundalk Young Irelands GFC, Rockfield Court, Marshes Upper, Dundalk, Co Louth.
Planning Authority	Louth County Council.
Planning Authority Reg. Ref.	201
Applicant	Shared Access Limited
Type of Application	Permission
Planning Authority Decision	Permission Refused
Type of Appeal	First Party
Appellant	Shared Access Limited
Observer	Brendan Gill
Date of Site Inspection	04 th August, 2020.

Inspector

Brendan Coyne

1.0 Site Location and Description

1.1. The subject site is located within the grounds of Dundalk Young Irelands Gaelic Football Club sports ground, along its eastern boundary. Access to the site is via Rockfield Court. The site is rectangular in shape, flat, under grass and contains a single floodlight c. 19.3m high serving 2 no. playing pitches to its west. Sporting equipment in proximity to the site includes other floodlights, a goal post and protective netting. An area of public open space and woodland adjoins the site to the east. The site is screened by dense mature trees, vegetation and a 2.4m high palisade fence along its eastern boundary. The sports ground pavilion building is located c. 230 metres to the west of the site and the nearest residential dwelling is located c. 104m to the north at No. 39 Mainéar Bhaile Na Coille. Glenmuir Football Club adjoins the grounds of Dundalk Young Irelands Gaelic Football Club to the west. Schools and colleges in the vicinity include O'Fiach College secondary school, O'Fiach Institute of Education and Dundalk Institute of Technology to the south and St. Joseph's primary school to the north-east.

2.0 Proposed Development

- 2.1. The proposed development comprises the following;
- The removal of an existing 19.3 metre high floodlight pole,
 - The erection of a 27 metre high monopole, grey in colour, to support telecommunication antennae and floodlight lamps, comprising the following;
 - 6 no. antenna,
 - 2 no. 0.3m dishes,
 - The existing floodlight lamps from the removed floodlight pole,
 - The telecommunications antenna will be used by Eir and other network operators, providing 2G, 3G and 4G mobile electronic communication services.
 - 5 no. equipment cabinets at ground level.

- Compound boundary treatment comprising 2m high wire mesh fencing, green in colour.
- All associated site works.

3.0 Planning Authority Decision

3.1. Decision

Louth County Council refused permission for the proposed development. The reason for refusal was as follows;

1. The proposed development is located on lands zoned “Recreation, Amenity and Open Space” within the Dundalk & Environs Development Plan 2009 -2015 where it is an objective “To provide for the provision of public parks, open spaces, amenity and recreational facilities”.

The Planning Authority considers the proposed development to be a non-permitted use which has not taken due account of the zoning objective of the lands in question. Accordingly, to allow permission would materially contravene the aforementioned policy provisions of the Dundalk & Environs Plan 2009-2015 and thereby contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. *Planning Report*

Basis for the Planning Authority's decision. Includes:

- The principle of the proposed development is consistent with Policies S09 and TE1 of the Development Plan with regards the provision and expansion of quality broadband and telecommunications infrastructure.
- The applicant has submitted a comprehensive Planning Statement highlighting the limited service in the area and the uplift in demand and limits to the 4G network.
- A schedule of potential alternative sites has been provided detailing the limitations of these sites and justification for the subject site. The Planning Authority

acknowledges the limitations of the other sites. However, this does not outweigh the zoning and land use permitted on the site.

- Telecommunication structures are “not permitted use” under the land use zoning at this location. On this basis, the proposed development should be refused permission.
- The scale, form and design of the proposal would be visually acceptable, given its location amongst other tall structures including floodlights, ball stop fencing and its screening from nearby trees.
- Given its distance of 100 metres from the closest dwelling at Woodville Manor, the proposal would not have an overbearing impact on residential dwellings.
- With regards public health, Circular Letter PL07/12 advises that Planning Authorities should be primarily concerned with the appropriate location and design of telecommunication structures and do not have the competence for health and safety matters in respect of telecommunication infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process.
- The site is not located within an area of known fluvial, pluvial or coastal flooding.

3.2.2. *Environment Section*

No objection subject to Conditions.

4.0 **Planning History**

- 4.1.1. There is no planning history for other telecommunication structures on the subject site. Other planning applications relating to the Dundalk Young Irelands GFC sports ground include the following:

P.A. Ref. 18859 Permission Granted in January 2019 for alterations to the ground floor layout and a first-floor extension to the existing club rooms and associated site development works.

P.A. Ref. 04520377 Permission Granted in 2005 for a temporary entrance through Rockfield Manor.

P.A. Ref. 03520112 Permission Granted in 2003 for floodlighting and the erection of a 2.4 metre high palisade boundary fence.

P.A. Ref. 01520273 Permission Granted in 2002 for alterations & extension to existing single storey clubrooms including 2 no dressing rooms, showers, toilets & meeting room.

P.A. Ref. 99520073 Permission Granted in 1999 for a clubroom building to include function room, dressing rooms, shower and toilet facilities and stores.

P.A. Ref. 97520007 Permission Granted in 1997 for the retention of existing palisade fencing and development of access for Hoey's Lane plus erection of further 2.4 metres high palisade fencing at playing fields.

P.A. Ref. 55525665 Permission Granted in 1991 for the building of dressing rooms and storage room at Upper Marches, Dundalk.

P.A. Ref. 55525052 Permission Granted in 1989 for the development of clubrooms and dressing rooms.

5.0 Policy and Context

5.1. Dundalk and Environs Development Plan 2009-2015 (as varied and extended)

Zoning The site is zoned 'Recreation, Amenity and Open Space' (RAO) where it is an objective 'To provide for the provision of public parks, open spaces, amenity and recreational facilities'.

Table 2.4 Zoning Uses

The following policies relating to telecommunication infrastructure are noted:

Policy S0 9 Provide a framework for sustainable development through the provision of quality telecommunications infrastructure and energy end use efficiency and encourage the facilitation of an increase in the use of renewable energy in buildings.

Policy TE 1 Secure the expansion of high-quality broadband and telecommunication infrastructure within the town and its environs in the interests of promoting economic growth and competitiveness.

Policy TE 3 Promote the provision of a competitive and comprehensive mobile telephony network throughout the plan area. Operate a presumption against the location of antennae support structures where such structures would have a serious negative impact on the visual amenity of sensitive sites and locations and require operators to share antenna support structures and sites where feasible.

Policy TE 4 Grant planning permission for telecommunications related structures for a specified period only and to require the removal of all obsolete telecommunication structures and re-instatement of sites to the satisfaction of the planning authority. A cash bond and development levies will be imposed.

Section 9.2.6 refers to Development Management Assessment Criteria (Telecommunication Structures) stating the following:

Planning applications for telecommunications infrastructure will, in addition to the above policies, be assessed having regard to the following:

- Applicants should demonstrate that they are locating telecommunications equipment in accordance with the sequential approach outlined in the telecommunications guidelines Telecommunications and Support Structures, Guidelines for Planning Authorities (1999). Only as a last resort should free standing structures be permitted where there is no perceived threat to the visual or aesthetic amenity of the area.
- Ensure that the proposed siting for free standing antenna support structures is suitably located and designed in order to reduce visual impact. It is accepted that operators require certain sightlines in order to provide coverage, however it must be demonstrated that the location is not unduly obtrusive. Setting installations against an appropriate backdrop may mitigate negative impacts. The site should be made secure using appropriate fencing and natural landscaping. Anti-climbing devices should be employed
- Applicants must undertake to make their antenna support structures available and/or ducting to other service providers at an economic cost.
- All installations attached to structures should employ the latest technology and stealth techniques (wall mounting, painting, cable tray covers, set back distances from roof edge etc.) in order to minimise their size and visual impact. Each piece of equipment should be justified.
- Considering the ongoing changes and advancement in the technology and in order to secure the removal of obsolete technology, planning permission will be granted for a limited period only. On expiry of the period for which the planning permission was granted, the owners/operators of the infrastructure shall remove it and reinstate the site to its original condition less planning permission for its retention has been granted by the council.

The following policies relating to recreational and amenity land are noted:

Policy RA 2 Resist the loss of recreational and amenity land and facilities and ensure that new developments do not impact negatively on either existing facilities or designations.

Policy RA 4 Resist the loss of private sporting and recreational facilities within Dundalk and its Environs.

5.2. Relevant Government Guidelines

Circular Letter PL 07/12 – Telecommunications Antennae and Support Structure Guidelines, Department of Environment, Community and Local Government (October 2012).

Telecommunications and Support Structures, Guidelines for Planning Authorities (1996).

5.3. Natural Heritage Designations

5.4. The site is located 1.7km to the north-west of the Dundalk Bay SAC (Site Code: 000455) and SPA (Site Code: 004026).

5.5. EIA Screening

5.5.1. Having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, 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.

6.0 The Appeal

6.1. Grounds of Appeal

6.1.1. A first-party appeal was received from Pegasus Group representing the applicant Shared Access Limited, against the decision made by the Planning Authority to refuse permission for the proposed development. The main grounds of appeal are summarised under the headings below;

6.2. Siting

- The proposed installation is appropriately located, replacing an existing structure.
- The Planning Authority report supports the siting of the monopole and states that the surrounding residential properties would not be overlooked (sic).
- The proposal would be well screened by mature vegetation.
- The nearest residential dwelling is located 100m away.
- The proposed telecommunications mast with a height of 27m would replace an existing 19.3m high floodlight.
- The proposal allows for sharing by other operators, thereby reducing the potential of over proliferation of masts in an area that currently has poor coverage.
- The proposal is set among a number of other vertical structures including floodlights, a ball stop net and associated stanchions.
- There is no industrial or employment zoned areas in the vicinity of the site.
- The site is not located within an Architectural Conservation Area or proximity to a Protected Structure.

6.3. Planning Policy

- The proposal is fully compliant with Policies S09 and TE1 which seek to provide a high quality of infrastructure throughout the area.
- The Appellant contends that the Planning Authority has applied the zoning designation too rigidly.

- The proposed development will not impact on the zoning or future land use of the locality.
- The proposed development is located in an area that is deficient in coverage.
- The proposed development would high-quality communications infrastructure which is essential for sustainable economic growth and social well-being.
- Eir's communication network is divided into numerous 'cells' each of which provides coverage to a specific geographic area. It is vitally important to the efficient and effective operation of the Eir network that the cells work together to provide seamless coverage across the network without which access to the network would drop off in any given area that is not covered by a cell.
- The proposed development cannot be situated elsewhere and reasonable efforts have been made to consider the use of other existing telecommunication structures in Dundalk.
- Details provided of other telecommunication structures in the vicinity.
- A telecommunication structure at Circle K petrol filling station is located approx. 630m to the west of the site. This provides coverage to Vodafone and is not a shareable structure. Its location would not provide the required cell coverage as identified by Eir radio planners.
- The only other installation within 1km of the site, is a rooftop installation at the Dundalk Crowne Plaza hotel. This serves a neighbouring cell for the Applicant.
- Neither option is appropriate in terms of sharing, clustering or cell coverage. For both these reasons, both options were discounted.
- The Planning Authority has incorrectly applied their land zoning policy to the proposed development.
- Table 2.4 of the Dundalk Development Plan states that telecommunication structures are not permitted within lands zoned 'Recreation, Amenity and Open Space' (RAO). However, paragraph 2.5 of the Development Plan which refers to the zoning matrix states that 'uses other than the primary use for which an area is zoned may be permitted in certain circumstances provided that they are not in conflict with the primary use zoning objective'.

- The proposed development will have no impact on the overall aim of the zoning objective of the area.
- The proposal would replace an existing floodlight.
- The proposed development will not result in the loss of any useable amenity space and will have no impact on its current or future use.
- The additional coverage from the proposed development would enhance the safety of the sports club, providing coverage to call emergency services if required.
- The proposal is compliant with policies TE1 and TE3 of the Development Plan and is appropriate to the zoning objective of the area.

6.4. Planning Authority Response

6.4.1. The Planning Authority's response is as follows;

- The Dundalk and Environs Development Plan 2009-2015 is the statutory plan for the area. The plan is specific with regards to the siting of Telecommunications Structures within areas zoned as Recreation, Amenity and Open Space being a 'non-permitted use'.
- Although there have been more recent developments with regards to policy concerning telecommunications equipment, the proposal would represent a material contravention of the Development Plan.
- The Board should satisfy itself that the proposal satisfies the criteria set out in Section 37(2)(b) of the Planning and Development Act 2000 (as amended) should it consider granting permission.

6.5. Observations

6.5.1. An observation was received from Brendan Gill of No. 32 Drive One, Muirhevna Mór, Dundalk objecting to the proposed development. Issues raised are summarised as follows;

- Serious concerns with regards the impact of the proposal on public health arising out of Electro-Magnetic-Frequency-Radiation (EMFR).

- Details and quotations provided of scientific and medical evidence from medical and scientific reports and journals supporting this argument.
- The proposed development would have a detrimental impact on the health of children and visitors to the Dundalk Young Irelands G.A.A. club and nearby Glenmuir Football Club.
- Concern regarding the public health impact of the proposal on persons living in nearby residential estates and students attending Dundalk I.T., O'Fiach College secondary school and St. Joseph's primary school.
- Members of Dundalk Young Irelands' Club can already access emergency services without this antennae being in place.
- The applicant has not included an Environmental Impact Statement and an Environmental Impact Assessment has not been carried out, in accordance with the EU Environmental Impact Assessment Directive.
- A Strategic Environmental Assessment (SEA) has not been submitted with the application.
- The proposed telecommunications antennae should be refused permission by reason of its proximity to Dundalk Bay SAC and SPA.

7.0 Assessment

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Zoning & Material Contravention
- Public Health
- Environmental Impact Assessment
- Appropriate Assessment

These are addressed under the headings below.

7.1. Zoning & Material Contravention

- 7.1.1. The Planning Authority refused permission for the proposed development on the grounds that telecommunication structures are 'not permitted' on lands zoned 'Recreation, Amenity and Open Space', as designated under the Dundalk & Environs Development Plan 2009 -2015 (as varied and extended). The reason for refusal states that permission for such development would materially contravene the policy provisions of the Dundalk & Environs Development Plan. The Applicant contests the Planning Authority's reason for refusal, as set out in Section 6.1 above.
- 7.1.2. The proposed development provides for the removal of an existing 19.3m high floodlight pole and its replacement with a 27m high telecommunication structure, supporting 6 no. antennae and 2 no. dishes which would be used by the telecommunications company Eir Ltd. and other telecommunications network operators. Section 9.2 of the Dundalk & Environs Development Plan recognises the vital role of telecommunications in enabling Dundalk reach its full economic potential and the importance of high quality telecommunications infrastructure for efficient free flow of information which is critical to the functioning and further development of its modern economy. The Applicant details that the proposed development is located in an area that is deficient in coverage and puts forward how it is vitally important to the efficient and effective operation of the Eir network that its telecommunication network cells work together to provide seamless coverage across the network, without which access to the network would drop off in any given area that is not covered by a cell. On this basis, I consider that the stated need for a telecommunications structure in this area accords with the requirements of Policies TE 1 and TE 3 of the Dundalk & Environs Development Plan. Such development would secure the expansion of a comprehensive mobile telephony network in the area and promote economic growth and competitiveness in Dundalk and its environs.
- 7.1.3. Policy TE 3 of the Development Plan requires operators to share antenna support structures and sites where feasible. In the grounds of appeal, the Applicant puts forward that the proposed development cannot be situated elsewhere and that reasonable efforts have been made to consider the use of other existing telecommunication structures in Dundalk. Details are provided of other

telecommunication structures in the area, as detailed on ComReg's database, and how these structures are either not shareable or suitable for the intended users of the proposal in terms of cell coverage. On this basis, and in the absence of evidence to demonstrate otherwise, I am satisfied of the inability of the intended users of the proposal to share other antenna support structures in the area and therefore accords with the requirements of Policy TE 3, with regard this issue.

- 7.1.4. With regard Zoning, the subject site is zoned 'Recreation, Amenity and Open Space' (RAO) where it is an objective 'to provide for the provision of public parks, open spaces, amenity and recreational facilities'. As set out under Table 2.4 of the Development Plan, the use class telecommunication structure is not permitted on such zoned lands. I note however Section 2.5 of the Development Plan which refers to the zoning matrix, states that 'uses other than the primary use for which an area is zoned may be permitted in certain circumstances provided that they are not in conflict with the primary use zoning objective'. In this instance, the primary use of the subject lands is a sports ground and adjoining lands to the east are open space. The proposed development is replacing a floodlight structure with a telecommunication structure with associated antennae, dishes, cabinets and compound fencing. The flood light lamps from the floodlight pole to be removed will be attached to the new structure. It is my view that the location, scale and nature of the proposed telecommunication structure would not result in a significant loss of useable recreation or amenity space of the Dundalk Young Ireland GFC sports ground and would not impact on the primary use of the sports grounds. While a telecommunication structure is not permitted on lands zoned 'Recreation, Amenity and Open Space' (RAO), it is my view that the nature and extent of the proposed development would not be in conflict with the primary use of the subject lands. I concur with the Planning Authority that the proposed structure would not impact on the visual amenity of the surrounding area by reason of its location amongst other tall floodlight structures and screening from trees on adjoining lands to the east. I noted during site inspection that a large wind turbine structure located to the south serving Dundalk Institute of Technology is visible from the site. Such development contributes to the visual presence of tall structures in the vicinity. The proposal would not impact on the residential amenity of the surrounding area by reason of its location, in excess of 100m, from the closest dwelling. On this basis, I consider that the location, nature and use of the proposed development accords with

Development Plan policy regarding telecommunication structures and would not conflict with the primary use of the subject lands. I consider, therefore, that the proposed telecommunication structure would not materially contravene the zoning objective of the area and should not be refused permission on this basis.

7.1.5. In the event that the Board considers the proposed development materially contravenes the zoning objective of the site, I refer the Board to Section 37 Subsection 2 (a) & (b) of the Planning and Development Act 2000 (as amended) which states that;

“(a) Subject to paragraph (b), the Board may in determining an appeal under this section decide to grant a permission even if the proposed development contravenes materially the development plan relating to the area of the planning authority to whose decision the appeal relates.

(b) Where a planning authority has decided to refuse permission on the grounds that a proposed development materially contravenes the development plan, the Board may only grant permission in accordance with paragraph (a) where it considers that—

(i) the proposed development is of strategic or national importance,
(ii) there are conflicting objectives in the development plan or the objectives are not clearly stated, insofar as the proposed development is concerned, or
(iii) permission for the proposed development should be granted having regard to F290[regional spatial and economic strategy] for the area, guidelines under section 28, policy directives under section 29, the statutory obligations of any local authority in the area, and any relevant policy of the Government, the Minister or any Minister of the Government, or
(iv) permission for the proposed development should be granted having regard to the pattern of development, and permissions granted, in the area since the making of the development plan”.

7.1.6. Having regard to the provisions above, it is my view that permission for proposed development should be granted in accordance with sub-sections (i) and (iii), by reason of the following;

- 7.1.7. Re. Subsection (i) – It is my view that the proposed development would be of strategic importance for Dundalk and its environs. The Applicant has detailed that the proposed development is located in an area that is deficient in coverage and puts forward the need for a telecommunication cell network which would provide seamless coverage for the intended users. As detailed in Section 9.2 of the Dundalk and Environs Development Plan, telecommunications infrastructure is essential for the efficient free flow of information, promotes industrial and commercial development, allows for better communication and networking in the business and commercial sectors and plays a vital role in enabling Dundalk reach its full economic potential. I consider that the proposed telecommunication structure would be of strategic importance in providing a seamless telecommunications network and coverage in Dundalk and its environs, which is essential for social and economic activity in the area.
- 7.1.8. Re. Subsection (iii) – It is my view that the proposal would provide an essential form of telecommunication infrastructure consistent with National Policy Objective 49 of the National Planning Framework which seeks to develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis. The proposal would also be in accordance with Section 1.2 of the Telecommunications Antennae and Support Structures Guidelines (1996) whereby it is the Government’s telecommunications policy to place Ireland in the top quartile of OECD economies as regards the availability and quality of telecommunications services in order to promote industrial and commercial development, to improve personal and household security and to enhance social exchange and mobility.
- 7.1.9. In consideration of the above, I recommend that the appeal should succeed in relation to the Planning Authority’s reason for refusal.

7.2. **Public Health**

- 7.2.1. The third-party observation received expresses serious concerns with regards the impact of the proposed development on the public health of users / visitors to the sports club, persons living in the area and nearby schools and education institutions. The nearest residential dwelling is located c. 104m to the north at No. 39 Mainéar Bhaile Na Coille. Schools / education institutions in the vicinity include (inter alai)

O'Faich College, St. Joseph's National School, Gaelscoil Dhún Daelgan and Dundalk I.T.

- 7.2.2. With regard to ensuring the protection of public health, the Applicant has submitted an International Commission on Non-Ionizing Radiation Protection (ICNIRP) Compliance Statement by Eir Ltd. I am satisfied that the ICNIRP Compliance Statement submitted complies with the requirements of Section 4.6 of the Telecommunications Antennae and Support Structures Guidelines (1996).
- 7.2.3. With regards consideration of health and safety, Government Circular Letter PL 07/12 advises 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. The Circular details that these are regulated by other codes and such matters should not be additionally regulated by the planning process.
- 7.2.4. Having regard to the above, I consider that the operator's compliance with general public exposure limits is covered by the terms of the operator's license which requires a Declaration of Conformity with ICNIRP exposure guidelines and which has been complied with. I recommend, therefore, that the proposed development should not be refused permission on this basis.

7.3. Environmental Impact Assessment

- 7.3.1. In relation to the third-party observation for the requirement to carry out an Environmental Assessment, I note that the proposed development does not fall within the threshold requirements for Environmental Impact Assessment in accordance with Schedule 5 of the Planning and Development Regulations 2001 (as amended). As detailed in Section 5.5 above, having regard to the limited nature and scale of the proposed development and the absence of any connectivity to any sensitive location, 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.
- 7.3.2. I note the Observers comment that a Strategic Environmental Assessments (SEA) is required. Under the SEA Directive, SEA assessment involves assessment of the likely

significant environmental effects of plans and programmes before they are adopted. Project environmental assessment is required under the terms of the EIA Directive.

7.4. Screening for Appropriate Assessment

- 7.4.1. Having regard to the nature and modest scale of the proposed development, to the location of the site within a fully serviced urban environment, and to the separation distance and absence of a clear direct pathway to any 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 granted subject to conditions, for the reasons and considerations below.

9.0 Reasons and Considerations

Having regard to the provisions of the National Planning Framework, the Dundalk and Environs Development Plan 2009-2015 (as varied and extended), the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (1996) and associated Circular Letter PL07/12, the existing pattern of development in the area, and the nature and scale of the proposed development, 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 of 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, and by the further plans and particulars received by An Bord Pleanála on the 23rd day of March 2020, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<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>
3.	<p>Within six months of the date of cessation of use, the telecommunications structure and ancillary structures shall be removed, and the site shall be reinstated at the developer's expense. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority prior to the date of cessation of the use of the structure. Reinstatement shall be deemed to include the grubbing out of and replanting of the access track created in association with the development permitted herein.</p> <p>Reason: In the interest of the visual amenities of the area.</p>
4.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.</p>

	Reason: In the interest of public health.
5.	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.
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.

Brendan Coyne
Planning Inspector

06th August 2020