



An
Bord
Pleanála

Inspector's Report ABP 309211-21

Development	Construction of a 21 metre high free standing communications structure.
Location	Virginia / Bailieborough Road, Mullagh, Co. Cavan.
Planning Authority	Cavan County Council
Planning Authority Reg. Ref.	20/248
Applicant(s)	Eircom Limited
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Eircom Limited
Observer(s)	None
Date of Site Inspection	11 th May 2021
Inspector	Brendan Coyne

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1.0 Site Location and Description

1.1. The site (0.02ha) is located within an existing Eircom exchange compound in the village of Mullagh, Co. Cavan. The site is rectangular in shape and contains an existing equipment container on a concrete plinth and a 12m high ESB pole and other pole near its south-eastern corner. The site is accessed from its eastern side along the R191 Bailieborough – Mullagh road. The site is bound by a c. 1.1m high wall along its eastern northern and western boundaries and a post and wire along its southern boundary. The site is screened by tall mature trees along its northern and eastern boundaries and the western side of the site is overgrown with vegetation. A single storey H.S.E health centre is located on adjoining lands to the south of the site and a petrol service station is located further to the south of the health centre. A residential estate known as Ardlo Manor is located on adjacent lands to the south-west of the site. Adjoining lands to the north of the site are undeveloped and agricultural in use.

2.0 Proposed Development

2.1. The proposed development comprises the following;

- The construction of a 21 metre high free standing monopole communications structure with associated antennae and communication dishes, comprising the following:
 - 3 no. Remote Radio Units (RRU's),
 - 3 no. EIR 2.55m long antennas,
 - 1 no. 600 Ø RT dish,
 - 3 no. other operator dishes.
- 3 no. equipment cabinets at ground level.
- All associated site works.

The development will form part of Eircom Ltd. existing telecommunications and broadband network.

3.0 Planning Authority Decision

3.1. Decision

Cavan County Council REFUSED permission for the proposed development. The reasons for refusal were as follows;

1. It is considered that the scale and design of the proposed telecommunications structure would have an adverse impact on the visual and residential amenities of the area, would set an undesirable precedent for future development of this nature, would be contrary to Objective PO120 of the Cavan County Development Plan 2014 - 2020, which states '*masts will only be permitted within towns and villages of the County, when accompanied by satisfactory proposals for dealing with dis-amenities and incompatible locations*', and would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would be contrary to the stated objectives PLO118, PLO122 and PLO125 of the Cavan County Development Plan 2014 - 2020, in relation to reasoned justification for the proposed development, and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. First Report (20/08/2020)

- Telecommunication structures are permitted in principle on the site which is zoned 'Public / Community' in the Cavan County Development Plan 2014-2020.
- The site is at the edge of the Mullagh development boundary, approximately 110 meters from the Virginia / Bailieborough / Monalty junction.
- Longer range views are intermittent and not terminating from any angle. This is achieved by the topography, intervening hills/buildings, the site's position off the regional road (R191) and the mature band of trees that defined the roadside eastern boundary. This provides the site with some visual advantages.
- The site has merits in terms of location, notwithstanding its localised visual impact within the town, which must be balanced against other material considerations.

- This is an established utility site that also benefits from a favourable location in terms of coverage for multiple operators.
- Height is relatively controlled at 21 meters, which is nine meters higher than the existing ESB wooden poles already on site.
- The monopole design is more acceptable in a town location than other design types commonly used.
- Concerns expressed by a third party submission in relation to impact on residential amenity of adjacent residential properties are noted.
- The site benefits from mature vegetation along the front boundary which will help screen the proposed development from properties on the Bailieborough road, in the immediate vicinity of the proposed structure.
- The site is enclosed by a low wall along the front boundary, concrete posts and fence along the southern boundary with trees and hedgerow forming the outer boundaries, which do not offer sufficient security.
- A perimeter fence should be conditioned into a grant permission.
- The retention of the mature trees along the front of the site should also be conditioned in a grant permission.

3.2.2. **Further information** was requested requiring the following:

1. Submit a revised visual impact assessment detailing the impact of the proposed development on the immediate environment of the proposed site including roads, views, dwelling houses etc. This shall have regard to the fact of the position of the structure and its proximity to the small town of Mullagh.

The assessment shall justify the design and height of the structure in the urban setting and submit full details and proposals for mitigation of the proposal on the immediate environment.

3.2.3. **Second Report in response to Significant Further Information (18/12/2020)**

- The proposed increase in height from 13m to 21m represents a significant and fundamental change to the existing operation at this location.

- The proposed telecommunication mast, by virtue of its scale and height will have a negative impact on the visual amenity of the area, in particular on dwellings within 100m of the site, notably on the opposite side of the road and the Ardlo Manor housing development.
- The applicant has not adequately demonstrated the availability of suitable sites in the area and that all other alternative sites have been thoroughly investigated.
- The applicant has not demonstrated the co-location and sharing of infrastructure on alternative site locations, outside of the town and has therefore not complied with objectives PIO118, PIO120 & PIO122 of the County Development Plan 2014-2020 and the national planning guidelines for telecommunications antennae and support structures (1996).

3.2.4. **Other Technical Reports**

Environment Section: No objections

3.2.5. **Prescribed Bodies**

Irish Aviation Authority: No objections.

4.0 **Planning History**

None

5.0 **Policy and Context**

5.1. **Cavan County Development Plan 2014-2020**

Zoning: The site is zoned 'Public / Community'.

Zoning Objective: Protect and provide community and public facilities, including public buildings, places of worship, health care and medical facilities, schools, community centres and their grounds. The zoning aims to protect existing facilities and ensure further provision in the future. Such provision will be important in maintaining

viable and stable communities within towns. Often significant ancillary facilities such as staff accommodation and dedicated open space or sports facilities are included.

Telecommunications Structures are 'Permitted in Principle' under this zoning objective.

Specific Objective No. 7 – The site is subject to a Specific objective 'To co-operate with the Department of Health, the HSE and voluntary or charitable health care providers to ensure the provision of adequate facilities to meet the changing health care needs of the community'.

Section 4.8 Telecommunications and Information Technology - Relevant policies include the following:

PIO118 To encourage the co-location of antennae on existing support structures and to require documentary evidence, as to the non-availability of this option, in proposals for new structures. The shared use of existing structures will be required where the numbers of masts located in any single area is considered to be excessive. The Planning Authority will generally consider any location with three or more separate support structures as having no remaining capacity for any further structures.

PIO120 Masts will only be permitted within towns and villages of the County when accompanied by satisfactory proposals for dealing with dis-amenities and incompatible locations.

PIO121 Masts will only be permitted if supported by an acceptable 'Visual and Environmental Impact Assessment Report'.

PIO122 Shared use of existing support structures will be preferred in areas where there are a cluster of masts.

PIO125 To submit a reasoned justification as to the need for the particular development at the proposed location, in the context of the operator's overall plans to develop a network and the plans of other operators. To provide details of what other sites or locations were considered and include a map showing the location of all existing telecommunication structures, whether operated by the applicant or by a competing company, within 1km of the proposed site and reasons why these sites were not feasible.

PIO126 When antennae and their support structures are no longer being used and no new user has been identified to ensure that they are removed and that the site is reinstated at the operator's expense and to the Council's satisfaction. Permissions

granted will contain a bonding arrangement to this effect. It shall also be an obligation of the original operator to inform the Council if they intend to dispose of the site to another suitable operator.

Section 8.8.1 Special Landscape Policy Areas

5.2. Relevant Government Guidelines

National Planning Framework – Project Ireland 2040

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

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

5.3. Natural Heritage Designations

- 5.3.1. The site is located 1.9km to the north-east of the Killyconny Bog (Cloghbally) SAC (Site Code: 000006).

5.4. EIA Screening

- 5.4.1. 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 FocusPlus Ltd. representing the applicant Eircom 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;

6.1.2. **Visual Impact**

- A slimline monopole type structure was selected for this site in order to reduce visual impact.
- The structure is of a design and scale that would not be visually obtrusive or an incongruous element in the village.
- The monopole structure itself is nondescript in character and design and is not dissimilar in design of a lamp standard or traffic light pole which are commonplace in villages in Ireland.
- The 21m height of the structure was selected to enable coverage and signal over the surrounding area.
- The proposed structure will enable co-location from other licensed mobile telecommunications operators, as is required by the Cavan County Development Plan. Such co-location will prevent the proliferation of telecommunications structures, in the interest of visual amenity.
- A series of photomontages have been submitted to demonstrate the visual impact of the proposed development.
- While the proposed structure is visible from certain views, these views are intermittent.
- The proposed structure would not be detrimental to the overall amenity of the area.

6.1.3. **Coverage Blackspot**

- As part of Eir Ltd licensing requirements and the continuing rollout of their 2G, 3G and 4G network, Eir require a site in the village of Mullagh.
- The current sites in the surrounding area do not provide adequate service for high-speed mobile broadband in and around the village.
- Eir's current coverage in this area experiences reduced quality of service and capacity and a mobile base station at the site would greatly support Eir customers in the area.
- This site will provide 2G, 3G and 4G coverage from the Eir network which would provide improved voice and high-speed data service to the surrounding area -

thereby vastly improving voice and high-speed broadband access for local businesses and residents.

- The addition of a site at the Eircom Exchange will provide indoor voice and high-speed data services to Mullagh and the surrounding areas.
- Image submitted showing existing indoor coverage in Mullagh in red and black spots where there is no coverage.
- If permission for this telecommunication facility is refused, Eircom Ltd. will lose essential coverage.
- Due to the nature of the land, it would not be possible to secure an alternative site that satisfies the requirements of the Cavan County Development Plan.
- The proposed development represents an important component of strategic telecommunications infrastructure within Cavan and Ireland.

6.1.4. **No alternative locations**

- Existing masts in proximity to Mullagh were investigated to ensure that no potential site sharing opportunities were overlooked.
- Image 3 submitted, taken from ComReg Site Viewer, shows that there are no existing telecommunication installations within 1km of the site.
- The closest existing installation is located on the existing Wellman International Ltd. building and is 1.3km from the subject site. This location has been ruled out as it will not provide required coverage due to distance from the coverage area, limited height and lack of space available for new equipment.

6.1.5. **Site Selection**

- The subject site was selected as it has been established as an existing communication installation for over 20 years and the addition of the proposed 21m structure would be an upgrade of this existing communications installation.
- The proposed structure will be able to connect directly into the exchange building using fiber cabling which in turn will provide fast speed Internet broadband and mobile connectivity to Eircom's network.

- The fibre connection allows for less equipment to be installed onto the structure, therefore allowing for a smaller structure to be built. A larger structure would be required if built in an alternative location.

6.1.6. Co-Location

- In line with the Department of the Environment guidelines, Eircom Ltd. Will share all existing structures with licensed operators.
- Eircom Ltd. continues to operate a policy of co-location and has substantially expanded its base of co-location partners.
- As the sole telecommunications structure in the area, the proposed development has been chosen for its capabilities in allowing multiple operators of both mobile and broadband to deliver the latest services to end users in the Mullagh area.

6.1.7. Impact in a local Context

- Telecommunications connectivity is now regarded as the fourth utility service after water, electricity and gas.
- Indoor mobile reception remains insufficient in certain buildings in urban areas.
- With more people expected to work from home since the outbreak of the pandemic, the proposed upgrade of this existing telecoms site in Mullagh will allow for much needed enhanced broadband provision to the village and its surrounding area.
- Schools require increased wireless service and telecommunication infrastructure in order to deliver their online learning programs.
- It is apparent worldwide that property values have increased where access to basic strategic infrastructure such as public transport and mobile and broadband telecommunications is available.
- Reference made to planning appeal PL .08 .234771, Hutchison 3G, Glenbeigh, Co. Kerry, where the inspector report states “As regards devaluation of property such masts are a common occurrence nowadays and their impact on property prices are questionable especially having regard to the length of the permission”.
- It has been noted through previous An Bord Pleanála reports that the sighting of telecommunications is now normal in Ireland and their impact has become reduced

in recent times through the population's general acceptance of such installations and realisation of their importance.

6.2. Planning Authority Response

The Planning Authority's response is as follows;

- The Telecommunications Antenna and Support Structures Guidelines for Planning Authorities 1996 states that "only as a last resort should freestanding masts be located within or in the immediate surrounds of smaller towns or villages. If such locations should become necessary, sites already developed for utilities should be considered and masts and antenna should be designed and adapted for the specific location. The support structure should be kept to the minimum height consistent with effective operation".
- There is no prevailing history on the site, however a telecommunications structure measuring 13 meters in overall height is on site.
- The proposed increase in height from 13m to 21m represents a significant and fundamental change to the existing operation at this location.
- Having considered the merits of the proposed development under the various Development Plan Objectives, any local impacts, however perceived, must be balanced against the broader planning merits of the development.
- The proposed telecommunication mast, by virtue of its scale and height will have a negative impact on the visual amenity of the area, in particular on the dwelling within 100 meters of the site, notably on the opposite side of the road and the Ardlo Manor housing development.
- The proposed telecommunications structure in scale and height far outweighs the existing telecommunications structure on this site.
- Having regard to the location of the proposed development within an existing and established residential development, to the policies and objectives in the Cavan County Development Plan 2014-2020, it is considered that the proposed development would injure the residential amenities of the area and properties in the immediate vicinity.

6.3. **Observations**

None

6.4. **Further Responses**

None

7.0 **Assessment**

7.1. The main issues for consideration are the 2 no. reasons for refusal as cited by the Planning Authority. These are addressed under the following headings;

- Impact on Visual Amenity,
- Impact on Residential Amenity,
- Justification for the proposed development,
- Appropriate Assessment.

These are addressed below.

7.2. **Impact on Visual Amenity**

7.2.1. The Planning Authority refused permission for the proposed telecommunications structure on the grounds that its scale and design would have an adverse impact on the visual and residential amenities of the area, would set an undesirable precedent for future development of this nature and would be contrary to policy objective PO120 of the Cavan County Development Plan 2014 - 2020, which states that 'masts will only be permitted within towns and villages of the County, when accompanied by satisfactory proposals for dealing with dis-amenities and incompatible locations'. The appellant contests this reason for refusal, as detailed in Section 6.1 above.

7.2.2. The appeal site is zoned 'Public / Community' in the Cavan County Development Plan 2014-2020. The use class 'telecommunications structure' is 'Permitted in Principle' under this zoning objective, as detailed in Section 12.2 of the Development Plan. As such the proposed development is acceptable in principle, subject to compliance with Development Plan policy regarding telecommunications structures.

- 7.2.3. With regards visual impact, Policy PIO121 of the Cavan County Development Plan requires that “masts will only be permitted if supported by an acceptable ‘Visual and Environmental Impact Assessment Report’”. A telecommunications structure is not a type of development listed in Schedule 5 Part 1 or Part 2 of the Planning and Development Regulations 2001 (as amended), which sets out types of development for which a mandatory or sub-threshold Environmental Impact Assessment Report is required. As such an Environmental Impact Assessment Report is not required for the proposed development.
- 7.2.4. The applicant has submitted with the application a series of photos of the site taken from 14 locations in the surrounding area. These photos show both the existing site and indicative images of the proposed 21m high telecommunications structure. The applicant has also submitted a series of elevated pan photos from the site itself, taken at heights of 12m, 15m, 18m and 21m with 360 degree views every 30 degrees (i.e. 30/60/90 degrees etc.). I consider that these series of photos adequately demonstrate the visual impact of the proposed development.
- 7.2.5. The site itself comprises an existing Eircom exchange compound on the northern edge of Mullagh village. The site is screened on the northern and eastern roadside boundaries with tall mature deciduous and coniferous trees and further trees and vegetation to its rear. As indicated in the photos submitted, the higher parts of the proposed structure will be visible from the surrounding area, most notably on approach from the north and south along the R191 road. The tall mature trees and vegetation will screen the lower part of the proposed structure.
- 7.2.6. The Cavan County Development Plan - Landscape Character Area Map 7 indicates that Mullagh is located in ‘Area 3 - Lake Catchments of South Cavan’. This landscape character area is not located within an ‘Area of High Landscape Value or Special Landscape Interest’, as detailed in Section 8.8.1 of the Cavan County Development Plan. There are no designated scenic views of the site.
- 7.2.7. Section 4.3 of the Telecommunications Antennae and Support Structures Guidelines (1996) sets out guidance with regards visual impact and requires that;
- ‘only as a last resort should free-standing masts be located within or in the immediate surrounds of smaller towns or villages. If such location should become necessary, sites already developed for utilities should be considered

and masts and antennae should be designed and adapted for the specific location’.

7.2.8. Having regard to the existing established use of the site which comprises a site developed for utilities (i.e. an existing Eircom exchange) and having regard to the context of the site on the edge of the village, its relatively flat topography and the mature trees and vegetation which screen the site, it is my view that the proposed 21m high telecommunication structure would not have a significant negative impact on the visual amenity and character of the surrounding area. I concur with the Planning Authority report which states that longer range views are intermittent and not terminating from any angle, which is achieved by the topography, intervening hills/buildings, the site's position off the regional road (R191) and the mature band of trees that define the roadside eastern boundary. Furthermore I agree with the Planning Authority that the monopole design of the structure is an acceptable design type in a town location. However, given the prominent location of the site alongside a regional road on approach to Mullagh village, I consider it appropriate that in the event of a grant of permission a condition should be imposed requiring the applicant to submit a comprehensive scheme to ensure that the existing tree planting is maintained and enhanced in order to protect the visual amenity of the surrounding area. Such condition would minimise the visual impact of the proposed development and protect the existing trees and vegetation which screen the site. Given the context of the site, it is my view that the proposed development would not set an undesirable precedent for future development of this nature, as put forward by the Planning Authority. On this basis, I recommend that the appeal should succeed in relation to the Planning Authority's first reason for refusal with regards impact on visual amenity and undesirable precedent.

7.3. Impact on Residential Amenity and Public Health

7.3.1. As detailed above, the Planning Authority refused permission for the proposed development on the grounds that its scale and design would have an adverse impact on the residential amenities of the area. The nearest residential dwellings are located c.15m to the north-east and c. 24m to the south-west respectively. Having regard to the proximity of the proposal to these dwellings, its location alongside a H.S.E. Health Centre and the issue of public health, I refer the Board to Circular Letter PL 07/12,

issued by the Dept. of Environment, Community and Local Government on the 19th Oct. 2012 re. the Telecommunications Antennae and Support Structures Guidelines which states 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’.

Having regard to the above, I consider the proximity of the proposed development to adjacent residential dwellings and health centre and its possible impact on public health is not a planning issue. I am satisfied that the operator’s compliance with general public exposure limits will be covered by the terms of the operator’s licence.

7.3.2. With regards noise, I do not consider the proposed development would generate any undue noise during its operational phase. As such, given the nature of the proposed development and its requirement to comply with other regulatory codes, it is my view that the proposed development would not adversely impact on the residential amenity of adjacent residential dwellings.

7.4. Justification for the proposed development

7.4.1. The Planning Authority refused permission for the proposed development on the grounds that it would be contrary to the objectives PLO118, PLO122 and PLO125 of the Cavan County Development Plan 2014 - 2020, in relation to reasoned justification for the proposed development. The appellant contests this reason for refusal as detailed in Section 6.1 above.

7.4.2. The applicant has submitted with the grounds of appeal a cover letter setting out a detailed rationale for the proposed development at the subject site. This is detailed in Section 6.1 above and summarised as follows;

- Eir require a site in the village of Mullagh to enable the continuing rollout of their 2G, 3G and 4G network in the village of Mullagh.
- Current sites in the surrounding area do not provide adequate service for high-speed mobile broadband in and around the village.

- Eir's current coverage in this area is one of reduced quality of service and capacity.
- A mobile base station deployment at the site would greatly support Eir customers in the area.
- This site will provide 2G, 3G and 4G coverage from the Eir network which would provide improved voice and high-speed data service for local businesses and residents in the surrounding area.
- If permission for this telecommunication facility is refused, Eircom Ltd will lose essential coverage.
- Due to the nature of the land, it would not be possible to secure an alternative site that satisfies the requirements of the Cavan County Development Plan.
- The proposed development represents an important component of strategic telecommunications infrastructure within Cavan and Ireland.
- Existing masts in proximity to Mullagh were investigated to ensure that no potential site sharing opportunities were overlooked.
- There are no existing telecommunication installations within 1km of the site.
- The closest existing installation is located on the existing Wellman International Ltd. building and is 1.3km from the subject site. This location has been ruled out as it will not provide required coverage due to distance from the coverage area, limited height and lack of space available for new equipment.
- The subject site was selected as it has been established as an existing communication installation for over 20 years and the addition of the proposed 21m structure would be an upgrade of this existing communications installation.
- The proposed structure will be able to connect directly into the exchange building using fiber cabling which in turn will provide fast speed Internet broadband and mobile connectivity to Eircom's network.
- The fibre connection allows for less equipment to be installed onto the structure, therefore allowing for a smaller structure to be built. A larger structure would be required if built in an alternative location.
- In line with the Department of the Environment guidelines, Eircom Ltd. share all existing structures with licensed operators.

- Eircom Ltd. operates a policy of co-location and has substantially expanded its base of co-location partners.
- As the sole telecommunications structure in the area, the proposed development has been chosen for its capabilities in allowing multiple operators of both mobile and broadband to deliver the latest services to end users in the Mullagh area.
- Indoor mobile reception remains insufficient in certain buildings in urban areas.
- With more people expected to work from home since the outbreak of the pandemic, the proposed upgrade of this existing telecoms site in Mullagh will allow for much needed enhanced broadband provision to the village and its surrounding area.
- Schools require increased wireless service and telecommunication infrastructure in order to deliver their online learning programs.

7.4.3. Having regard to the above, I consider the applicant has submitted a reasoned justification for the proposed development in compliance with the requirements of Policy PIO125 of the Development Plan.

7.4.4. The co-location of antennae on the proposed structure and non-availability of other suitable structures within 1km of the site would be in accordance with Policy PIO118 of the Cavan Development Plan which seeks 'to encourage the co-location of antennae on existing support structures and to require documentary evidence, as to the non-availability of this option, in proposals for new structures' and and Section 4.5 of the Guidelines on Telecommunications Antennae and Support Structures in relation to sharing facilities.

7.4.5. Having regard to the above, I consider the applicant's justification for the proposed telecommunication structure is acceptable and in accordance with National Policy Objective 24 of the National Planning Framework - Project Ireland 2040 which seeks to 'support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation and skills development for those who live and work in rural areas'. Mullagh town is designated a Tier Three town in the Cavan County Development Plan with a population over 1,300 in the 2016 Census. Such enhancement of mobile and broadband telecommunications would promote economic development, improve personal security, enhance social inclusion and provide considerable advantage to

home and business users in Mullagh town and surrounding area. On this basis, I recommend that the appeal should succeed in relation to the Planning Authority's second reason for refusal.

7.5. **Appropriate Assessment**

- 7.5.1. 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.

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 Cavan County Development Plan 2014-2020, 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.	The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to the Planning Authority on the 13 th November 2020 and 01 st December 2020, except as may otherwise be required in order to comply with the following conditions. Where such
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	<p>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>The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
3.	<p>Prior to commencement of development, the developer shall submit for the written agreement of the Planning Authority details of security boundary treatment around the proposed telecommunications installation.</p> <p>Reason: In the interest of public safety.</p>
4.	<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>
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>Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
7.	<p>When no longer required, the monopole and associated equipment/compound shall be permanently removed from the site.</p>

	Reason: In the interest of visual amenity.
8.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of traffic management during the construction phase, details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste, as well as means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water drains.</p> <p>Reason: In the interests of public safety and amenity.</p>

Brendan Coyne
 Planning Inspector

19th May 2021