



An  
Bord  
Pleanála

## Inspector's Report ABP-311004-21

<b>Development</b>	Construction of an extension to a telecommunication lattice structure.
<b>Location</b>	Eir Exchange, Saint George's Terrace, Townspark Carrick on Shannon, Co Leitrim
<b>Planning Authority</b>	Leitrim County Council
<b>Planning Authority Reg. Ref.</b>	21105
<b>Applicant(s)</b>	Vodafone Ireland Ltd
<b>Type of Application</b>	Planning Permission
<b>Planning Authority Decision</b>	Grant with Conditions
<b>Type of Appeal</b>	Third Party Appeal
<b>Appellant(s)</b>	Margaret Gannon
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	9 <sup>th</sup> September 2021
<b>Inspector</b>	Susan Clarke

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## **1.0 Site Location and Description**

- 1.1. The site is located at the Eir Exchange, Saint George's Terrace, Townspark, Carrick-on-Shannon, Co. Leitrim and has a stated area of 0.018ha. It is located on the western periphery of the town, approximately 150m from the River Shannon. The Eir Exchange compound is located on an elevated position, to the rear of the post office and surface car parking which both front onto Saint George's Terrace. The compound is surrounded by mature trees on the northern, eastern and western boundaries. The immediate area is characterised by a mix of retail, residential, commercial, and recreational land uses.
- 1.2. The existing lattice tower has an overall height of 14.7m with associated infrastructure attached. It is located to the north of the Eir Exchange building, and it is accessed via an existing gate entrance in the southern corner of the compound, on Saint George's Terrace.

## **2.0 Proposed Development**

- 2.1. The proposed development consists of:
  - An extension to an existing telecommunications lattice structure (providing a new overall height of 21.5 metres),
  - Relocation of existing antennas, dishes and associated equipment on the structure,
  - Installation of additional antennas, dishes and associated equipment,
  - Provision of new ground equipment cabinets and new fencing, and
  - Associated site development works for wireless data and broadband services.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

A Notification of Decision to Grant Permission was issued on 7<sup>th</sup> July 2021, subject to five standard conditions.

### 3.2. Planning Authority Reports

#### 3.2.1. Planning Report (5<sup>th</sup> July 2021)

Basis of Planning Authority's decision.

The Planning Officer considered that the proposal would not have a visual impact on the town's Architectural Conservation Area (ACA) or Protected Structures. The impact from the proposed extension was considered to be minimal and the proposed development was deemed acceptable at this location.

#### 3.2.2. Other Technical Reports

- N4 Carrick on Shannon Sustainable Transport Study: The site lies outside the constraints study area for the N4 Carrick on Shannon to Drogheda project currently being considered by the National Roads Regional Office (NRRO).
- District Engineer – South Leitrim: No objection subject to condition.
- Chief Fire Officer Finain Joyce: No comments received.

### 3.3. Prescribed Bodies

- An Taisce: No comments received.
- The Heritage Council: No comments received.
- An Comhairle Ealaíom: No comments received.
- Minister for Arts, Heritage and the Gaeltacht: No comments received.
- Fáilte Ireland: No comments received.

### 3.4. Third Party Observations

- 3.5. One observation was received in respect of the application from Downey Planning on behalf of Margaret Gannon. Ms Gannon's observations are set out in the Third-Party Appeal. See Section 6 below.

## 4.0 Planning History

None.

## 5.0 Policy Context

### 5.1. Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (1996)

These Guidelines set out the criteria for the assessment of telecommunications structures. Section 3.2 of the Guidelines sets out that an authority should indicate in their Development Plan any locations where telecommunications installations would not be favoured or where special conditions would apply. Such locations might include high amenity lands or sites beside schools.

The Guidelines state that only as a last resort should free-standing masts be located within or in the immediate surrounds of smaller towns or villages, within a residential area, or beside schools. If such a 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. The support structure should be kept to the minimum height consistent with effective operation. In urban and suburban areas, the use of tall buildings or other existing structures is always preferable to the construction of an independent antennae support structure.

The visual impact is among the more important considerations to be considered in arriving at a decision on a particular application. Whatever the general visual context, great care will have to be taken when dealing with fragile or sensitive landscapes. The sharing of installations and clustering of antennae is encouraged, as co-location would reduce the visual impact on the landscape according to Section 4.5 of the Guidelines.

### 5.2. Circular Letter PL07/12

The Circular Letter revises elements of the 1996 Guidelines under Section 2.2 to 2.7. It advises Planning Authorities to:

- cease attaching time limiting conditions to telecommunications masts, except in exceptional circumstances,



- avoid inclusion in development plans of minimum separation distances between masts and schools and houses,
- omit conditions on planning permission requiring security in the form of a bond/cash deposit,
- reiterates advise not to include monitoring arrangements on health and safety or to determine planning applications on health grounds.
- future development contribution schemes to include waivers for broadband infrastructure provision.

### 5.3. **Leitrim County Development Plan 2015-2021**

#### 5.3.1. Telecommunication Infrastructure

Section 4.11.8 sets out policies in relation to telecommunication infrastructure. The council recognizes the importance of advanced communications infrastructure for an information-based society as a key support for business education and research. The council will support and facilitate the provision of advanced communication networks and services to the extent required to contribute to national regional and local competitiveness and attract inward investment. The council will also encourage the further coordinated and focused development and extension of communications infrastructure including broadband connectivity in the County, particularly in district towns as a means of improving economic competitiveness.

Section 4.11.8.2 specifically relates to telecommunication antennae. The council recognise the importance of a high-quality telecommunications service and will seek to achieve a balance between facilitating the provision of telecommunications services in the interests of social and economic progress and sustaining residential communities and environmental quality, while having to regard to the diverse views and concerns of various interested parties and acknowledging concerns of people with regard to public health.

Policy 134 states it is the policy of the council to support the provision of a modern telecommunications infrastructure throughout the County while seeking to ensure that such equipment is so sited, that will not adversely impact on the visual or residential amenities of any of the areas within the County or on the natural beauty or

archaeological heritage of the County, or give rise to genuine public concern on health grounds having regard to the standards of the National Radiation Protection Association and World Health Organization.

In terms of ensuring the application of the foregoing policy, a proposal for permission or retention permission, in respect to a telecommunication mast/antenna, will normally be required, as a minimum, to provide the following information when making a planning application:-

- 1) A map to O.S detail and suitable scale that clearly indicates all buildings in the vicinity of the development. Salient separation distances between the proposed development and buildings within the vicinity should be shown on the map. A legend should accompany this map which clearly states the type of developments in the vicinity; viz; residential, schools, community use, mixed use, industrial, agricultural, etc.;
- 2) Details of research of alternative sites for the proposed mast/antenna to include: options to erect a mast/antenna or masts at alternative locations away from towns or villages, residential areas, schools or private dwellings, in order to provide coverage. The details shall include a comprehensive technical justification as to why these locations cannot be used;
- 3) A map to OS detail and suitable scale that clearly indicates the location of the nearest existing telecommunication masts/antenna which provide coverage in the general area;
- 4) Details that clearly define, with technical justifications and rationalisations, as to why co-location on an existing support structure and/or to share a site or an adjacent site of an existing telecommunication structure, is not feasible;
- 5) Details to include maps clearly indicating:- a) The level of existing telecommunication service in the general area served by the existing masts/antenna; b) The level of service to be provided following the installation of the proposed development.

#### 5.4. Carrick-on-Shannon Local Area Plan (2010-2019)

The Planning Authority confirmed verbally that this LAP has been extended and remains the relevant statutory local area plan for the town.

##### 5.4.1. Land Use Zoning

The site is subject to a "Mixed-Use" zoning objective under the LAP. The LAP states that in determining the suitability of development within this zone regard shall be given to the environmental impact of the proposed development on neighbouring uses.

##### 5.4.2. Protected Structures and Architectural Conservation Areas

There are a number of Protected Structures located in close proximity to the subject site, the majority of which are located on St. George's Terrace (LAP Map 3b). This includes Hatley Manor which the LAP describes as one of the finest buildings in the town.

Furthermore, the site is located within the Carrick-on-Shannon Architectural Conservation Area.

##### 5.4.3. Telecommunications Masts and Satellite Dishes

Section 3.06 of the LAP relates to telecommunication infrastructure. The LAP states that telecommunications masts, large satellite dishes and associated equipment should be located on existing masts or pylons, or in industrial or utility areas. They may be permitted on high buildings of utility or industrial types but will not be permitted on churches or other civic buildings, in the vicinity of schools or residential areas.

Satellite dishes should generally be located to the rear of buildings. Planning permission will be required for satellite dishes on protected structures, on buildings/locations within the architectural conservation zone and for dishes that exceed 1m diameter (in accordance with the Planning and Development Regulations 2001).



## 5.5. Natural Heritage Designations

None.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

A Third-Party Appeal was submitted to An Bord Pleanála on 3<sup>rd</sup> August 2021 from Downey Planning on behalf of Margaret Gannon objecting to the proposed development. The grounds of appeal can be summarised as follows:

- Except for an extract of the ComReg Site Viewer's Map, which depicts the location of the existing telecommunications sites in Carrick-on-Shannon, no further details on development/co-location potential of these sites or other alternatives have been provided as part of the application.
- The technical justification appears to be less evidence-based, providing inadequate information on the existing coverage, level of current and future demand, where the growing demand is emerging in the town, etc.
- The application appears not to fully acknowledge the historical significance, architectural and natural heritage, and valuable views and corridors of Carrick-on-Shannon town centre.
- The mast is not a definitive component of the townscape, but an element which needs to be screened to ensure preservation of the town character and its visual harmony remains.
- Carrick-on-Shannon town centre is a designated conservation area, and regarding the character of the area defined by a concentration of protected structures providing for a low-rise skyline, the established use of the site cannot justify the proposed extension.
- Vodafone provides a "very good" coverage in Carrick-on-Shannon with Eir providing "5G outdoor coverage" in the town. The Eir fibre rollout map for Carrick-on-Shannon indicates a considerable service coverage of broadband throughout the town.

- There is no indication of emerging need in this locality to boost current coverage.
- The proposed development is completely in contrast to Telecommunication Guidelines with respect to the positioning in close proximity residential development and design.
- With respect to Development Plan policy, the application does not provide separation distances between the proposed development and its adjacent buildings.
- The proposed application appears to have not explored or considered alternative sites, which leaves a major evidence gap.
- The existing structure is an unneighbourly element in the area which exerts the visual qualities of the town centre.
- The structure would be 46% higher than it is at present. The tower would be visible from within a wider area than at present and its visibility within existing views would increase significantly.
- Only as a last resort should free-standing masts/antenna be located within, or in the immediate surrounds of smaller towns or villages, within a residential area, within the vicinity of schools or private dwellings. The existing conditions at the site and surrounding area are characterised by the town centre of Carrick-on-Shannon, where there is a mix of residential and civic functions, including retail, office space, recreational and sport facilities, etc.
- There are a significant number of protected structures within Carrick-on-Shannon town centre, and under Section 12 of the National Monuments Act 1930 to 2004, the entirety of the town centre is defined as the "Zone of Notification".
- The existing tower is currently set back from the building line along St. George's Terrace, which limits the visual impact of the tower. The existing mature trees around the mast has screened the structure and its equipment. The proposed extension would change the existing height-to-street-width ratio and clearly magnify the visual impact of the structure.

- The development would have a detrimental impact and be overbearing on neighbouring properties which seriously injure the amenities of the properties in particular Hatley Manor.
- Objective 11.5 of the LAP states: *"It is an objective of the Council to protect the following views and prospects ... Prospects of Hatley Manor, from the Shannon and from St. George's Tce".*
- A visual impact assessment needs to be carried out as part of the planning application.
- There is clear and conclusive scientific and medical evidence that the EMFRs causes numerous forms of cancer, especially in children, triples the risk of miscarriages, and damages male reproductive health. It is noted that Carrick-on-Shannon is identified as a favourable habitat for bats.

## 6.2. Applicant Response

Towercom on behalf of Vodafone Ireland Ltd, prepared a response to the Third-Party Appeal. The response can be summarised as follows:

- The existing tower is not capable of supporting a full configuration of equipment from new operators. It is inadequate in height.
- The proposed extension would be capable of accommodating necessary additional equipment and antennas to facilitate multiple operators, which the existing structure cannot offer.
- The proposed installation would meet the current and future demand by carrying the existing equipment, new antennas, dishes and associated equipment for co-location by potential new operators.
- The rationale for the development is to improve the coverage and capacity of mobile telecommunications and broadband services in Carrick-on-Shannon, consistent with the Development Plan and Telecommunication Guidelines.
- The extended installation has been designed and located in order to minimize any potential increased visual impact on the surrounding area, being of minimal height,

positioned to the rear of the exchange property, set back from the main road, and presence of natural screening.

- The proposed development complies the Telecommunication Guidelines.
- The existing infrastructure is unable to accommodate multi-operator equipment and so it is proposed to extend it, being favourable to new free-standing infrastructure in the area.
- The suitability of the site for such development has been demonstrated through its existing use as a telecommunications location and established utilities property.
- The proposed infrastructure is a typical design for this type of support structure and utility's location. The development has been designed with regard to relevant national and local planning policy as well as codes of best practice for communications networks.
- The site has the capacity to absorb the development having regard to the size of the utilities property, presence of existing infrastructure, the existing exchange building, and vegetation.
- Views of the structure are likely to be intermittent and fleeting.
- Having regard to the characteristics of the site and the surrounding area, the suitability of the site from a technical perspective and noting that the proposed increased height is required to effectively function for multiple operators, and the location needs to be as close as possible to the geographic/population area to be served, it is considered that the magnitude of the impact of the proposed development on the visual amenities of the area would be acceptable and would not seriously injure the visual or environmental amenities of the area.
- The extension is in accordance with the Development Plan and will avoid a proliferation of communications masts and antennae and will facilitate the potential for future structure sharing and co-location.
- Circular Letter PL07/12 advises against specifying minimum separation distances between telecommunications structures and dwellings as they can inadvertently have a major impact on the roll out of viable and effective telecommunications networks.



- The main objective for the existing and future operators of this structure would be to provide indoor voice and data services to the homes, businesses and roads located in the town. As such, the existing and proposed installation must be located in reasonable vicinity to the area in which it is intended to serve.
- The development balances the need to facilitate the delivery of improved telecommunications infrastructure and the protection of the built and natural environment.
- In response to the issue of public health associated with working or living in the vicinity of telecommunication infrastructure, the Commission for Communications Regulations (COMReg) is the licensing authority for the use of radio frequency in Ireland and are responsible for ensuring that communication operators comply with the licenced conditions relating to non-ionising radiation.

### 6.3. Planning Authority Response

Leitrim County Council responded to the Third-Party Appeal on 20<sup>th</sup> August 2021. The response can be summarised as follows:

- The extension to the existing telecommunications structure will provide for both current and future data requirements and sufficient details were submitted.
- The lattice tower will match the existing structure.
- The structure forms part of the existing Carrick-on-Shannon skyline and its increase will not materially detract from the townscape given its location. No issues arise with regard to separation distance from the nearby residences, protected structures or its context with the ACA.
- Demand will continue to increase irrespective of population increase especially during the Covid-19 pandemic with the necessity for many to work from home (and many will continue to do so post pandemic) which brings increased demand on the current capacity of the telecommunications provider.
- The site is not a residential zoned area.
- The increase in height will enable the mast to clear the 2-3 storey structures as well as any trees in the immediate surrounding area.



- The structure height being kept to a minimum and redevelopment of existing telecommunications site is in accordance with Circular Letter PL07/12.
- The application was correctly validated in accordance with the P&D Regs 2001 (As Amended).
- The use and extension of an existing structure is preferable to the construction of a new structure and an alternative is not required in this case given the suitable location.
- The proposed extension will not unduly impact on the visual amenity of the town's skyline. The location of the site has the benefit of screening with 2-3 storey buildings and trees, which will further mitigate the visual impact of any increase in height. The extension will not detract to any significant degree from the visual amenity of the area.
- The setback nature of the site together with the surrounding structures will mitigate to a significant degree any visual impact of the proposed extension when viewed from the public thoroughfare south.
- The existing mature trees will mitigate the view of the structure from the rear of Hatley Manor.
- The extension will not have any negative impacts on biodiversity given that the structure already exists.

#### 6.4. Observations

- None.

#### 7.0 Assessment

- 7.1. Having examined the application details and all other documentation on file, including the submission received in relation to the planning application, the Third-Party Appeal, First-Party Response, and Local Authority Response, inspection of the site, and having regard to relevant local/regional/policies and guidance, I consider that the main issues on this appeal are as follows:

1. Justification for the Development,

2. Siting and Visual Impact,
3. Health Impacts, and
4. Appropriate Assessment.

Each of these issues is addressed in turn below.

## **7.2. Justification for the Development**

The grounds of appeal suggest that the Applicant has not provided details on development/co-location of sites or sufficiently investigated alternative sites which may be better suited for the proposed development in accordance with the Development Plan and Telecommunication Guidelines. It is argued that the technical justification appears to be less evidence-based, providing inadequate information on the existing coverage, level of current and future demand, and where the growing demand is emerging in the town. Furthermore, the Appellant states that there is no indication of emerging need in this locality to boost current coverage.

The Applicant in the response to grounds of appeal states that the rationale for the development is to improve the coverage and capacity of mobile telecommunications and broadband services in the town. The main objective for the existing and future operators of this structure is to provide indoor voice and data services to the homes, businesses and roads located in the town. The proposed extension would be capable of accommodating necessary additional equipment and antennas to facilitate multiple operators, which the existing structure cannot offer.

In order to avoid an unnecessary proliferation of masts, the Telecommunications Guidelines encourage the co-location of antennae on existing support structures and state that applicants will have to satisfy the authority that they have made a reasonable effort to share. Furthermore, the Development Plan states that the council will encourage the extension of communications infrastructure particularly in district towns as a means of improving economic competitiveness.

I acknowledge the Applicant's arguments that the existing and proposed installation must be located in reasonable vicinity to the area in which it is intended to serve, and that the suitability of the site has been demonstrated through by the existing structure. Having regard to the nature of the development in this instance (i.e. an extension to an existing mast), I do not consider it necessary to examine alternative sites in the

same manner that a planning application would for a new telecommunication mast. Whilst there is residential development in the area, in my opinion, precedence should be given to the fact that there is an existing mast on site and the development is located within the Eir Exchange compound on lands zoned for mixed use development. Furthermore, the structure will be capable of accommodating multiple operators which will improve economic competitiveness. The proposal will eliminate the requirement to develop an additional structure in the town and therefore will avoid a proliferation of communications masts and antennae. I also note that the Local Authority was satisfied with the justification for the proposed development and site selection, and that the application was correctly validated in accordance with the Planning and Development Regulations 2001 (as amended).

In summary, I consider that sufficient technical justification has been presented to rationalise the need for the development as required by the Telecommunication Guidelines, Circular Letter PL07/12 and the Development Plan, and that in this instances analysis of alternative locations is not required having regard to the nature of the development (i.e. an extension to an existing telecommunication structure). As such, I would not recommend refusal on the grounds of there being an insufficient justification for the proposed structure or its location.

### **7.3. Siting and Visual Impact**

The Appellants argue that the visual impact, design and siting of the proposed structure is contrary to the Telecommunication Guidelines. It is argued that the existing structure is an unneighbourly element in the area which exerts the visual qualities of the town centre. The proposed development would mean that the structure would be 46% higher than it is at present. The proposed extension would change the existing height-to-street-width ratio and clearly magnify the visual impact of the structure. It is considered that the development would have a detrimental impact and be overbearing on neighbouring properties which seriously injure the amenities of the properties in particular Hatley Manor. On the contrary, the Applicant states that the magnitude of the impact of the proposed development on the visual amenities of the area would be acceptable and would not seriously injure the visual or environmental amenities of the area. The First-Party Response states that the extended installation has been designed and located in order to minimize any potential increased visual impact on the surrounding area, being of minimal height, positioned to the rear of the

exchange property, set back from the main road, and the presence of natural screening.

The topography of the town means that the subject site is quite elevated. Despite this, I note that the application does not include any photographic representation of the proposed structure from relevant viewpoints. Notwithstanding this, while telecommunication masts can often be prominent features, I consider that the existing mast to be well screened. Whilst I note that the Local Authority considers that the existing mast forms part of the existing Carrick-on-Shannon skyline, in my opinion, it does not dominate the townscape. By reason of extending the mast from 14.7m to 21.5m, the proposed development will have a visual impact in the immediate area of the Exchange compound. However, having regard to the built-up nature of the buildings along St. George's Terrace, which would limit intermittent views of the structure, and the setback separation distance between the mast (behind the Exchange Building) and the main street, I do not consider that the proposal will be overbearing or adversely impact the architectural character of the town centre, the ACA or Protected Structures in the vicinity. Importantly, the proposed development will not interrupt the views of Hatley Manor from the Shannon or St. George's Terrace. I concur with the Local Authority that the existing trees west of the site will mitigate views of the structure from the rear of Hatley Manor.

In summary, I am satisfied that the scale, height, and design of the proposed extension at the Exchange compound would be appropriate, would not seriously injure the amenities of the area and would be in compliance with the advice set out in the Telecommunications Antennae and Support Structures Guidelines and the associated Circular Letter PL07/12, including advice supporting the sharing of installations. Accordingly, I am satisfied that permission should not be withheld for reasons relating to the siting and visual impact of the proposed development.

#### **7.4. Health Impacts**

Concerns were expressed by the Appellant that the proposed development could have long time health implications for those living in the vicinity of the mast and for biodiversity in the area including bats. The Applicant in response to the grounds of appeal has advised that the proposed mast and telecommunications equipment is designed so as to be in full compliance with the limits set by the Guidelines of the



International Commission of Non-Ionizing Radiation Protection. The Commission for Communications Regulations (ComReg) is the statutory body responsible for the regulation of radiation emissions. Compliance with emission limits in respect of regulation is regulated nationally by ComReg and so health issues are not a matter for An Bord Pleanála in determining and deliberating on the application proposed. Regular measurements of emission levels are required to comply with International Radiation Protection Association and Guidelines. While I acknowledge the concerns expressed by the Appellant, this is a matter for ComReg. I would also note that Circular PL07/12 states that Planning Authorities should primarily be concerned with the appropriate location and design of telecommunication structures and do not have competence for health and safety matters in respect of telecommunications infrastructure, either with respect to human or animal health.

#### **7.5. Appropriate Assessment**

Having regard to the existing development on site, the nature and scale of the proposed development, the nature of the receiving environment, that no emissions or pollutants will be generated by the extension, and the proximity to the nearest European site, no Appropriate Assessment issues arise, and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

#### **8.0 Recommendation**

- 8.1.1. I recommend that planning permission be granted, subject to the conditions outlined below.

#### **9.0 Reasons and Considerations**

- 9.1.1. Having regard to the following:

- 1) The Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, issued by the Department of Environment and Local Government in 1996,
- 2) The Telecommunications Antennae and Support Structures and Department and Environment, Community and Local Government Circular Letter PL07/12,



3) The Leitrim County Development Plan 2015-2021 and Carrick-on-Shannon Local Area Plan 2010-2019,

4) The nature and scale and location of the proposed extension to the existing telecommunication lattice tower mast,

it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area, would not adversely impact on nearby Protected Structures or the Carrick-on-Shannon Architectural Conservation Area, and would otherwise 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 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 antennae 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 iterations.</p>
3.	<p>The proposed mast and all associated antennas, equipment and fencing shall be demolished and removed from site when it is no longer required.</p>

	<p>The site shall be reinstated to its predevelopment condition at the expense of the developer.</p> <p><b>Reason:</b> In the interest of orderly development.</p>
4.	<p>Details of the proposed colour scheme for the telecommunications structure extension and ancillary structures shall be submitted to and agreed in writing with the planning authority prior to commencement of development.</p> <p><b>Reason:</b> In the interest of the visual amenities of the area.</p>
5.	<p>Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
6.	<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 without a prior grant of planning permission.</p> <p><b>Reason:</b> In the interest of the visual amenities of the area.</p>

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Susan Clarke  
Planning Inspector

29<sup>th</sup> October 2021