



An  
Bord  
Pleanála

## Inspector's Report

### ABP-312880-22

<b>Development</b>	Permission to erect a 30m high lattice telecommunications support structure.
<b>Location</b>	Ballyhast, Huntingtown, Co. Wexford.
<b>Planning Authority</b>	Wexford County Council
<b>Planning Authority Reg. Ref.</b>	20211875
<b>Applicant(s)</b>	Vantage Towers Ltd
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Grant Permission
<b>Type of Appeal</b>	Third Party
<b>Appellant</b>	Mark Symes
<b>Observer</b>	John and Iris Stephens
<b>Date of Site Inspection</b>	20 <sup>th</sup> of December 2022
<b>Inspector</b>	Angela Brereton

## **1.0 Site Location and Description**

- 1.1. The application site is located in the Townland of Ballyhast, Huntingtown approximately 815km to the north-west of the M11 junction with the R722. It is c.7.8kms to the southwest of Gorey and c.2km from the village of Clogh. It is located c.700m north-northeast of the Clough Roundabout. It is accessed via an agricultural lane and is c.500m to the west of the R772 and about 125m east of the minor road.
- 1.2. The nearest property is c.130m northwest and comprises farm buildings surrounded by trees. The site is accessed via the existing agricultural laneway which while unsurfaced and narrow is in reasonable condition. The route is through the farmyard to the south. There is a separate farmyard and 2no. dwellings located on the landholding on the north of the site c. 150m – 220m away to the north and northeast. The lane has a narrow somewhat restricted access to the R772, which is a fast busy road.
- 1.3. The location for the proposed mast is set back on agricultural land and is elevated in the landscape. It is close to a line of electrical pylons. There is a hill to the north. There are a number of trees/hedgerows in the vicinity. There is a house located to the northwest that is on a lower level. This is accessed via a separate gated lane to the west from the R772. The surrounding area comprises agricultural land and one-off residential properties some with frontage to the R772.

## **2.0 Proposed Development**

- 2.1. Permission is sought to erect a 30m high lattice telecommunications equipment all with antennas, dishes and associated telecommunications equipment all enclosed in security fencing, and all associated works with an extension to an existing access track.

## **3.0 Planning Authority Decision**

### **3.1. Decision**

On the 2<sup>nd</sup> of February 2022, Wexford County Council granted permission for the proposed development subject to 4no. conditions. These include in summary that the

proposed development comply with the plans and particulars submitted, surface water drainage, retention of hedgerows and landscaping, relative to colour of mast and associated equipment.

### **3.2. Planning Authority Reports**

#### Planning Reports

The Planner had regard to the locational context of the site, planning history and policy and to the interdepartmental reports and submissions made. Their Assessment concluded the following:

- Having regard to the provisions of the Wexford CDP 2013-2019 (as extended), the referral responses received and all other material considerations, they considered that subject to compliance with conditions, that the proposed development would not seriously injure the amenity of the area and would therefore be in accordance with the proper planning and sustainable development of the area.

### **3.3. Other Technical Reports**

#### Roads Department

They had regard to the access and noted that sightline criteria is achieved looking right from the existing access, but is not achieved looking left from the access. They recommended that further information be sought to show that minimum sightlines can be achieved at the existing access onto the R772-20 looking left upon exit from the site.

### **3.4. Prescribed Bodies**

No consultations noted on file.

### **3.5. Third Party Observations**

These have been received from local residents who reside in proximity to the proposed siting of the mast (c.170m and 400m respectively). Their concerns have

been noted in the Planner's Report and in the context of the subsequent Grounds of Appeal and the Assessment below. In summary these include the following:

- Location – Proximity and Health concerns.
- Impact on visual amenity.
- Incorrect address and lack of information submitted.
- The route of powerlines is not known.
- Lack of consultation with the local community.

## 4.0 Planning History

The Planner's Report notes that there is no relevant history for the subject site. However, they reference the following recent permission on the landholding:

**Reg.Ref.20210509** – Permission granted to Nigel Bailey subject to conditions by the Council to construct: 1) Milking parlour incorporating dairy, storage, plant room, office, canteen, meal bin, holding yard with crush/drafting yard with slatted tanks; 2) Cubicle shed with slatted tanks and straw area and all associated site works.

It is noted that this is part of the agricultural usage currently on these lands, using the same access from the R772 as that proposed for the current proposal. A copy of this permission is included in the History Appendix to this Report.

## 5.0 Policy Context

### 5.1. Relevant Government Guidelines

#### **National Planning Framework – Project Ireland 2040**

This is broadly supportive of the national rollout of broadband communications.

National Policy Objective 24: *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.*

National Policy Objective 14: *Protect and promote the sense of place and culture and the quality, character and distinctiveness of the Irish rural landscape that make Ireland's rural areas authentic and attractive as places to live, work and visit.....*

### **Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, 1996**

These Guidelines set out the criteria for the assessment of telecommunications structures. The relevant points include the following:

Section 4.3 of the Guidelines refers to visual impact and states 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 locations 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. The Guidelines also state that visual impact is among the more important considerations which should be considered in arriving at a decision for a particular application. In most cases, the Applicant will only have limited flexibility as regards location, given the constraints arising from radio planning parameters, etc. Visual impact will, by definition, vary with the general context of the proposed development.

The Guidelines state that the approach will vary depending on whether a proposed development is in:

- a rural/agricultural area;
- an upland/hilly, mountainous area;
- a smaller settlement/village;
- an industrial area/industrially zoned land; or
- a suburban area of a larger town or city.
- The sharing of installations and clustering of antennae is encouraged as co-location will reduce the visual impact on the landscape (Section 4.5).

**Circular Letter PL07/12 This Circular Letter revised the Telecommunication Antenna and Support Structures Guidelines, 1996. (October 2012)**

The circular advises that Planning Authorities should cease attaching time limit conditions to telecommunications masts, except in exceptional circumstances. It advises Planning Authorities to:

- Cease attaching time limiting conditions or issuing temporary durations to telecommunications masts, except in exceptional circumstances.
- Avoid including minimum separation distances between masts or schools and houses in Development Plans.
- Omit conditions on planning permissions requiring security in the form of a bond/cash deposit.
- Not include monitoring arrangements on health and safety or to determine planning applications on health grounds.
- Include waivers on future development contribution schemes for the provision of broadband infrastructure.

**Circular PL03/2018 - Revisions to Development Contributions Guidelines in respect of Telecommunications Infrastructure**

This includes a requirement that Local Authority Development Contribution Schemes include waivers and reductions for broadband infrastructure (masts and antennae).

The waiver applies to any telecommunications infrastructure both mobile and broadband. This includes masts, antennae, dishes and other apparatus or equipment being installed for such communications purposes.

**5.2. Wexford County Development Plan 2022-2028**

Volume 1 Chapter 9 – Infrastructure Strategy

Section 9.4.2 Strategy includes to facilitate the development of high-speed telecommunications and ICT infrastructure throughout the county in order to grow and develop economic activity, to enhance learning and education facilities and contribute to the social wellbeing of residents, particularly in rural areas in the county.

Objective IS07 seeks: *To support the development of high speed, high capacity digital and mobile infrastructure in the towns, villages and rural areas across the county in order to provide high quality digital connectivity to support the social and economic growth of the county and the region.*

Section 9.10 refers to: Telecommunications and Information and Communication Technology.

Section 9.10.1 refers to Communication Masts and Antennae. This notes that the location of masts remains a contentious issue having regard to urban and rural areas. Relative to the latter it provides:

- *In rural areas they will not generally be favourably considered in Uplands, Distinctive, River Valley and Coastal landscape character units except in accordance with Objective TC11.*

*The sharing of masts with other telecommunications operators will be encouraged as means of maximising investment and reducing the visual impacts associated with this type of development. Where it is not possible to share a support structure, applicants will be encouraged to share a site or to site adjacently so that masts and antenna may be clustered.*

Section 9.10.2 supports the availability of high-quality, high speed broadband network to all businesses and households as being very important for the economic and social progress of the county.

Telecommunications and ICT Objectives TC01 to TC15 are of note.

TC11 seeks the following:

*To minimise, and avoid where possible, the development of masts and antennae within the following areas:*

- *Prominent locations in the Distinctive, Uplands, River Valley and Coastal landscape character units.*
- *Locations which impede or detract from existing public view points to/from Distinctive, Uplands, River Valley and Coastal landscape character units, and rivers, estuaries or the sea.*

- *Historic landscapes and battlefields.*
- *Areas within or adjoining the curtilage of protected structures.*
- *Areas on or within the setting of archaeological sites.*
- *Within or adjacent to Natura 2000 sites.*

*The Council may consider an exemption to this objective where:*

- *An overriding technical need for the equipment has been demonstrated and which cannot be met by the sharing of existing authorised equipment in the area, and*
- *The equipment is of a scale and is sited, designed and landscaped in a manner which minimises adverse visual impacts on the subject landscape unit.*

#### Volume 2 – Development Management Manual

Section 8.1 Information and Communications Technology. This provides that planning applications relating to the erection of antennae and support structures be accompanied by details including relative to a reasoned justification regarding the need for the particular development at the proposed location in the context of the operators' overall plans for the county having regard to coverage; to demonstrate proposals to mitigate the visual impact of the proposed development, within the landscape, including the construction of access roads, additional poles and structures.

### **5.3. Natural Heritage Designations**

The Slaney River Valley SAC is c.2kms from the site.

### **5.4. EIA Screening**

The proposed development does not fall within the scope of any of the Classes of development for the purposes of EIA.



## 6.0 The Appeal

### 6.1. Grounds of Appeal

A Third Party Appeal has been submitted by local resident Mark Symes. This includes the following:

#### Impact on Amenities and Character of the Area

- The proposed development will be within 170m of his residence. He is concerned about health issues.
- The correct address to locate the structure would be Ballyhurst Leskinfere as Huntington is the electoral division address only.
- Lack of information in advance or consultation with the local community.
- It has not been outlined what route the powerlines will take to the site; these lines may need to pass through neighbouring fields/gardens property.
- The proposed development is not in keeping with the development of the area.
- It is to be at least 30m high, the mature trees in the area will be much less than this and it will be given little cover in the structure.
- There is a risk that if planning permission is given in the future the developer will cut the trees to achieve a better reception.
- The design of the industrial styled unit will look completely out of place within the rural setting where it is proposed.

#### Ecology

- Concern about the impact on a grouping of mature Beech, Oak and Ash trees adjoining the site. That these trees are host to colonies of bats and to their roosting locations and the impact on these need to be considered.
- These trees are also the location of many birds including protected species, the most important being owls.
- There are bats in the belfry of Clough Church just 1.9km from the proposed site which need to be considered.

- There has been no Ecology or Archaeological Reports submitted with the application. In this respect they refer to previous archaeological finds in the area. Noting finds when the M11 bypass was being constructed.
- They urge the Board to refuse permission for the reasons raised in this objection.

## 6.2. **Applicant Response**

There is no response relative to the grounds of appeal noted on file.

## 6.3. **Planning Authority Response**

There is no response relative to the grounds of appeal noted on file.

## 6.4. **Observations**

An Observation has been received from John and Iris Stephens which includes the following:

- They have an interest in the adjoining land.
- There has been no definite research into the longterm future medical effects of telecommunications mast to the health and well being of persons residing in the area of these masts.
- Telecommunications once there are there to stay and further antennae in the future may have negative effects on the health of future generations given its close proximity to family homes.
- They do not enhance the natural environment and are not part of the biodiversity programme to protect habitats and promote friendly farming of zoned farming land.

## 7.0 **Assessment**

7.1. The main planning considerations relevant to this appeal case are:

- Policy Considerations

- Rationale for Proposal
- Site Context and Design
- Discussion of Alternatives and Co-Location
- Residential Amenity and Health Considerations
- Impact on the Heritage and Ecology
- Visual Impact
- Access and Sightlines
- Appropriate Assessment

## **7.2. Policy Considerations**

- 7.2.1. The 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities' (DOE, 1996) state that it is national policy to develop a comprehensive mobile telecommunications service within Ireland in order to promote industrial and commercial development, to improve personal and household security, and to enhance social exchange and mobility. Such proposals are considered in light of this guidance in addition to revisions provided in Circular PL07/12.
- 7.2.2. This strategic policy is reiterated in the National Planning Framework: Project Ireland 2040. National Policy Objective 24 seeks to support and facilitate broadband including for those who live and work in rural areas and NPO48 which aims to develop stable, innovative and secure digital communications and services infrastructure on an all-island basis. The National Broadband Plan also aims to deliver a high-speed broadband network throughout Ireland.
- 7.2.3. It is noted that this application was considered by the Council under the Wexford County Development Plan 2013-2019 (as extended). This has now been superseded by the Wexford County Development Plan 2022-2028. The policies and objectives therein relative to Telecommunications have been noted in the Policy Section above. Section 9.10 recognises the importance of Telecommunications and Information and Communication Technology. This supports the provision of enhanced quality and of digital and mobile telecommunications and infrastructure in the revitalisation of cities, towns, village and rural area across the region. It includes reference to Connectivity

Strategies in the Objectives of the NPF and the RSES to enhance regional accessibility by developing high quality digital connectivity throughout the region.

- 7.2.4. However due to the height of these structures in addition to the materials utilised, these telecommunications structures can significantly impact on the landscape, both urban and rural. Therefore, in dealing with applications for such development it is essential that care and consideration is afforded to siting and design. Section 8.1 in Volume 2 provides the Development Management Assessment Criteria for Information and Communications Technology. This includes regard to site selection, the justification and need for the proposal and to site selection, to design issues, visual impact, access roads, possibilities for sharing facilities and clustering.
- 7.2.5. Regard is had to the Policy Section above and it is noted that policy provisions are broadly supportive of the development of telecommunications infrastructure both within the county and nationwide. However, while the principle of such development is acceptable, this is subject to appropriate locations and regard to sensitive sites. Reference is had to the documentation submitted including regard to the rationale and merits of the proposed development. Also, to the Third Party and Observer concerns including relative to the siting/locational context, impact on residential and visual amenities, heritage and the landscape character of the area and to the of consideration of alternatives. These issues are considered further in this Assessment below.

### **7.3. Rationale for Proposed Development**

- 7.3.1. The documentation submitted with the application by Charterhouse Infrastructure Consultants on behalf of Vantage Towers Ltd, provides details relative to the purpose and reasoning for the subject application. This includes the role of Vantage Towers in the roll out and improvement of a range of communications services throughout the country and to meet the increasing demand for faster, greener, more reliable, more secure and more efficient connectivity for a variety of operators.
- 7.3.2. They provide that specifically, this application addresses Vodafone's requirement to significantly improve services in Leskinfere, Clogh and the surrounding areas including the M11 and R772. That the coverage in this area is inadequate, to fulfil the current and forecast demand for new technologies and communications services.

That taking into consideration technological and planning matters, Vantage has identified the chosen location at Ballyhast (Td) to meet this requirement. They provide that this is illustrated by the ComReg outdoor coverage maps. That rectifying the deficiencies in coverage can be achieved through investment in the form of a new communications structure with ample capacity and height. That the proposed development shall substantially improve 3G, 4G and 5G connectivity in Leskinfere and the surrounding area as well as to the M11 National Road to the south of the site and the R772 to and south and west of the site.

#### **7.4. Site Context and Design**

- 7.4.1. The documentation submitted provides that the application site is located approximately 815km north of the M11 junction with the R722 and approx. 2kms west of Clogh. It is proposed to locate the mast structure at the back of a field beside hedging and trees approx. 500m north of the R722 and c.125m east of a minor road. Access to the site is gained via an existing agricultural access track which is to be extended by 36m to the site following the edge of the field.
- 7.4.2. The proposed development is to comprise a 30m high lattice structure coloured grey with associated equipment within a 10m x 10m palisade green fenced compound. This is shown 2.4m in height. The structure and compound are designed to house equipment for Vodafone and potentially other operators in the future as shown on the application plans. In this respect regard is had to the Site Layout Plan and Elevations submitted showing the mast.
- 7.4.3. The proposed structure is a lattice design, which enables more equipment to be attached to it, especially dishes at a similar height. As shown, this is to include a number of operator dishes and antenna. Also, that this is seen on the attached plans where two operators are positioned at the top of the structure accommodating 6 antennas and sets of RRU's.

#### **7.5. Discussion of Alternatives and Co-Location**

- 7.5.1. Concerns about the lack of investigation of alternatives are noted. The details submitted note details of 5 other mast structures within the greater area (c.4 -8kms

distance from the site) were identified. All, of these masts were discounted as being too far away to achieve the required coverage in the target area.

- 7.5.2. It is submitted that due to the mature nature of the current Vodafone network both in respect of coverage overlap and links for line of sight the area suitable for a new structure is very limited. That taking this and technical requirements into consideration to secure the necessary coverage and quality of coverage combined with planning considerations the site in question is the only realistic site available. That many of the sites referred to will be used for linking the proposed site into the Vodafone network. It is considered that in accordance with the telecommunications guidelines and in the interests of limiting the number of masts in the area that such co-location is to be encouraged.

## **7.6. Residential Amenity and Health Considerations**

- 7.6.1. As noted in the documentation submitted the nearest property is c.128m north-west and comprises farm buildings surrounded by trees. The First Party provides that his property is located c. 170m distance away. The surrounding area comprises farmland and one-off residential properties. Regard is had to Circular Letter: PL07/12 which provides an update to certain sections of the Telecommunications Antennae and Support Structure Guidelines (1996) and does not include separation distances. In view of these considerations, I would not consider that the proposed development in view of its siting and distance from residential will impact adversely on the residential amenities of adjacent residential properties in the vicinity.
- 7.6.2. The Third Party refers to concerns regarding health considerations. It is noted that such matters are regulated by the terms and conditions of the licensing arrangements issued to the operators of such facilities by the telecommunications regulator (ComReg). It is a requirement of any such licensing that operators ensure that the level of non-ionising radiation emitted from any such facility does not exceed the limits set by the International Commission on NonIonising Radiation Protection (ICNIRP). Accordingly, the proposed development has to operate within these limits, and in view of the regulatory controls operated by ComReg.
- 7.6.3. Furthermore, the 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996' advise that planning authorities should not

include monitoring arrangements as part of planning permission conditions nor should they determine planning applications on health grounds. This advice is reiterated in Section 2.6: 'Health and Safety Aspects' of Circular Letter PL07/12 which asserts that planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures given that they do not have the competence for health and safety matters in respect of telecommunications infrastructure. Such matters are regulated by other codes and should not be additionally regulated by the planning process.

## **7.7. Impact on Heritage and Ecology**

- 7.7.1. The Third Party is concerned that the proposed development will not visually be in keeping with the character of the area. They note that the mast will be 30m high, and that the mature trees in the area are at most 12-15m high and that this will give little cover to the structure. On site I noted that these are mainly deciduous. However, the area is undulating and the site is well set back in the landscape.
- 7.7.2. The Third Party have concerns about the impact on the ecology of the area, in particular bats and query as to whether Bat surveys/monitoring have been carried out. There are no indications on file that such have been carried out. However, in view of the nature and scale of the proposed development, there is no evidence submitted to indicate that the mast proposal would adversely impact on bats. In addition, it is noted that the site is not located in close proximity to Natura 2000 sites, nor near any structures listed in the Wexford County Council's Record of Protected Structures.
- 7.7.3. They also note that the rise of ground for the proposed phone mast is the sister hill of Frankfort. That during the planning stage of the Gorey bypass a lot of evidence was unearthed of iron age on Frankfort hill. That the archaeological team at that time visited the hill in Leskinfere and that they are of the opinion that both hills would have been ideal settlements for past settlements. They consider that an archaeological report should have been done and that an archaeologist should be present during the striping of the site. Having regard to this issue, I would consider that the footprint for excavations of the proposed mast is relatively small. However, in view of these

concerns I would recommend that if the Board decides to permit that it be conditioned that archaeological monitoring be carried out.

## **7.8. Visual Impact**

- 7.8.1. Volume 7 of the Wexford CDP 2022-2028 includes the Landscape Character Units Map for the County. This shows that the site is located in the Lowlands Landscape. Table 7- 1 provides details of the various types of Landscape including 'Lowlands' which is described as being generally made up of gently undulating lands and relates to extensive areas of the county. Table 7-3 provides the Landscape Sensitivity is Low/Moderate.
- 7.8.2. It is noted that the site is located c.500m from the main road and while the site is elevated and the mast is to be located lower down rather than on the brow of the hill, the landscape is undulating and it will be seen in the distance from the road. There is some partial screening provided by trees and hedgerows in the area, but in view of its height at 30m, it will be more visible. In addition, the site is in un-zoned agricultural land and is not located in a scenic location. I would not consider that the proposed mast would be unduly visible in the landscape in this case.

## **7.9. Access and Sightlines**

- 7.9.1. Access to the site is via the existing agricultural entrance to the R772-20. This is described in the Council's Roads Report as a Class 1 Regional Road and is approximately 815km north of the M11 junction. Therefore, as noted on site, it is a fast busy road where the road speed limit is 80km/h. The Roads Report notes that a sightline of 220m with a 3m setback from the road verge is required. They provide that the sightline criteria is achieved looking right upon exit, but that it was not achieved looking left upon exit at the time of their inspection.
- 7.9.2. They advised that further information be submitted to show a minimum of 220m sight distance at the existing access onto the R772-20 looking left upon exit from the site. That this be measured accurately (taken 3m back from the road edge in a straight line to the near roadside). That any works required to achieve the sightlines must be within the redline site boundary. That if the provision of sightlines involves alterations to property not in the applicant's control that written evidence of permission to carry



out the proposed works must be submitted. They also advise that a maintenance plan be submitted to ensure sightlines.

- 7.9.3. The Planner's Report provides that no comments were received on a recent application for a new dairy complex (Reg.Ref.20210509 refers) relative to issues with the existing access onto the R772-20. It is noted that there is a letter of consent on file, from Nigel Bailey, owner of the property on which the subject application is being made, giving his consent to Vantage Towers to apply for permission to erect a telecommunications installation on his property. He was also the applicant for the milking parlour etc (Reg.Ref.20210509). The landholding map shows (within the blue line boundary) that the land to the left of the access, is within the applicant's ownership. In general, it is noted that once constructed access to masts is sporadic. I would recommend that if the Board decides to permit that, conditions relative to construction management and the access be included.

#### **7.10. Appropriate Assessment**

- 7.10.1. Having regard to the nature and scale of the proposed development and its proximity to the nearest European site, I do not consider that any Appropriate Assessment issues arise and I do not consider 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.

### **9.0 Reasons and Considerations**

Having regard to the nature, extent and design of the proposed development, the provisions of the current Wexford County Development Plan, and relevant National Guidance, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. The applicant has provided sufficient information to demonstrate that the site is appropriate for a telecommunication installation and that

there is a need for this structure in this location. 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 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.

**Reason:** In the interest of clarity

2. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

**Reason:** To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

3. Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.

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

4. 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.

**Reason:** In the interest of the visual amenities of the area.

5. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological

materials or features which may exist within the site. In this regard, the developer shall:

- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- (b) employ a suitably-qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.
- (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination

**Reason:** In order to conserve the archaeological heritage of the area and to secure the protection of any archaeological remains that may exist within the site.

- 6. Mature trees and hedgerows along the perimeter of the site shall be retained. 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.

**Reason:** In the interest of visual amenity.

- 7. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site.

**Reason:** In the interest of the visual amenities of the area.

- 8. The access from the public road, internal access route and traffic arrangements serving the site, shall comply with the detailed standards of the planning authority for such works and any works shall be carried out at the developer's expense.

**Reason:** In the interests of pedestrian and traffic safety.

- 9. 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 protective measures to be employed during the construction of the access track with respect to boundary hedgerow.

**Reason:** In the interests of public safety and amenity.

10. 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.

11. When the telecommunications structure and ancillary structures are no longer required, they shall be removed and the site shall be reinstated at the operator's expense in accordance with a scheme to be agreed in writing with the planning authority prior to the removal of the structures.

**Reason:** In the interest of visual amenity.

---

Angela Brereton  
Planning Inspector

30<sup>th</sup> of January 2023