



An
Bord
Pleanála

Inspector's Report

ABP-313891-22

Development

Replacement of an existing 9 metre high support pole carrying associated antennae, for a 24 metre high free standing communications structure with associated antennae, communication dish, ground equipment, fencing and all associated site development works.

Location

Lough Cutra Demense, Galway

Planning Authority

Galway County Council

Planning Authority Reg. Ref.

21/1733

Applicant

Vantage Towers Limited

Type of Application

Permission

Planning Authority Decision

Grant Permission

Type of Appeal

Third Party

Appellant

Susannah Gwyn-Jones

Observer(s)

None

Date of Site Inspection

29th November 2022

Inspector

Ian Campbell

1.0 Site Location and Description

1.1. The appeal site is located at Lough Cutra Demense, Co. Galway, c. 10 km south of Gort.

The appeal site is located east of the R458 and north of the R461. Lough Cutra (water body) is situated c. 300 metres east of the appeal site. Lough Cutra Castle is located c. 750 metres north-east of the appeal site.

1.2. The appeal site, has a stated area of 0.0044 ha./44 sqm. and accommodates a 9 metre high wooden telecommunications pole within an existing telecommunications compound. The appeal site occupies an elevated hill top position with expansive panoramic views over the wider landscape and is surrounded by agricultural lands. An access track, indicated as a right of way, connects the appeal site to the R458. The lands to the immediate south accommodates a wooden telecommunications pole which belongs to another operator.

2.0 Proposed Development

2.1. The proposed development comprises;

The construction/erection of a 18 metre high telecommunication structure¹ (monopole structure with headframe) for Vodafone. A 1 metre high lightning finial is attached to the top of the structure. The proposal also includes;

- Antennas, dishes, associated equipment;
- Ground equipment/cabinets²;
- 2.4 metre high palisade fencing (green colour) enclosing the telecommunication structure and cabinets.

2.2. The planning application is accompanied by a technical justification for the proposal, specifically that;

¹ Reduced in height from 24 metres in response to a request for further information.

² Reference is made in the particulars submitted with the planning application to these elements as being exempted development under Class 31 of the Planning and Development Regulations, 2001, however I note that these elements have been included in the development description contained in the public notices and therefore permission has been sought for same.

- The increase in the height of the proposed new structure will improve coverage footprint and capacity, accommodating 2G, 3G and 4G, with the ability to cater for newer technologies. The proposal will improve signal quality and voice quality, reducing dropped calls and data disconnections in the area, and in particular to identified service blackspots at Shanaglish, Tubber, Cregpark, Inchaboy South, Gortacarnaun, Lismore, surrounding regional roads, sections of the M18, schools, businesses, and housing. Existing and predictive coverage mapping has been provided which indicates improvements to the north-west of the appeal site along the M18.
- The operator has a policy of co-location and the site has been selected for its ability to accommodate co-location. A structure of increased height will allow 3 no. operators to be accommodated on the structure, avoiding clipping and inter-operator interference. The facilitation of co-location will prevent proliferation of telecommunications structures in the area.
- The height of the existing structure is limiting its effectiveness, specifically in terms of technologies, coverage range and capacity and the effectiveness of the structure is also being compromised by trees. The existing structure has become obsolete and upgrades are no longer possible.
- The proposal is strategically important to the area and the loss of the site would result in a loss of essential coverage.
- The closest Vodafone sites, at Gort, the Lady Gregory Hotel, Tawnagh East, and Drumumna, are located too far away, are not within the line of sight of the target area and/or are too low to serve to the target area.
- The monopole design of the proposed structure will reduce its visual impact. Intermittent views of the proposal will be possible however the proposal would not be detrimental to the visual amenity of the area.

3.0 Planning Authority Decision

3.1. Request for Further Information

Prior to the decision of the Planning Authority to GRANT permission for the proposed development, the Planning Authority requested Further Information.

3.1.1. Further Information was requested on the 12th November 2021 as follows:

- Item 1 – Confirm details of water course referred to in planning application.
- Item 2 – Submit Appropriate Assessment Screening Report.
- Item 3 – Submit certificate of compliance with International Radiation Protection Association Guidelines.
- Item 4 – Reduce height of structure and consider variation in design (disguise as tree).
- Item 5 – Address deficiencies in visual impact assessment, specifically omission of prominent views from R458, R461 and L-4561, and from Lough Cutra Castle.
- Item 6 – Submit an assessment of the impact of the proposal on views to/from Protected Structures in area, and an assessment of the access and construction of the proposal on the historic setting.

3.1.2. Further Information submitted on the 4th March 2022:

- Item 1 - Details of proposed soak pit and interceptor drain submitted.
- Item 2 - Appropriate Assessment Screening Report submitted concluding that the proposed development will not have a significant effect on any European site.
- Item 3 – Details of compliance with International Radiation Protection Association Guidelines submitted.
- Item 4 – Height of monopole reduced from 24 metres to 18 metres. The design of the structure is required to accommodate additional operators, variation to design is not feasible.

- Item 5 – Revised photomontages with additional viewpoints submitted. Revised photomontages now indicate the proposed structure highlighted in red where the structure will not be visible through trees etc.
- Item 6 - Access to Lough Cutra Castle was not possible. Revised photomontages include locations of the Protected Structures.

3.1.3. Clarification of Further Information was requested on the 31st March 2022 as follows:

- Item 1 – Submit an assessment of views in and out of Lough Cutra Castle.

3.1.4. Clarification of Further Information submitted on the 3rd May 2022:

- Item 1 – Views taken by a drone from the proposed structure at a height of 18 metres looking towards Lough Cutra Castle submitted.

3.2. Decision

The Planning Authority issued a Notification of Decision to **Grant** Permission on the 27th May 2022, subject to 10 no. conditions. Conditions of note include;

C2 - the existing structure shall be removed.

C3 – proposed structure to have a maximum height of 18 metres.

C9 – facilitation of co-location with other operators.

3.3. Planning Authority Reports

3.3.1. Planning Reports

The first report of the Planning Officer generally reflects the items raised in the request for further information. The report refers to the proposed development not being considered acceptable in the context of zoning considerations however no elaboration is provided.

Further Information recommended.

- 3.3.2. The second report of the Planning Officer notes that the applicant's response to Items 1 to 5 of the request for further information are generally considered acceptable, but Item 6 has not been addressed satisfactorily and an assessment of the proposed development on the historic setting of Lough Cutra Castle is required.

Clarification of Further Information recommended.

- 3.3.3. The third report of the Planning Officer notes that the applicant's response to Item 6 of the request for clarification of further information is considered acceptable.

The report of the Planning Officer recommends a GRANT of permission consistent with the Notification of Decision which issued.

- 3.3.4. Other Technical Reports

Architectural Conservation Officer – initial report notes concerns in relation to the potential impact of the proposal on the designed historic landscape and setting of Protected Structures in area, and impact of the access and construction of the proposal on same. Second report notes that the proposal is not appropriate from an architectural conservation perspective, noting that no assessment on views to/from the Protected Structures have been provided. Third report notes that in light of the submitted drone images the proposal is acceptable.

3.4. **Prescribed Bodies**

None received.

3.5. **Third Party Observations**

The Planning Officer's report refers to 1 no. submission/observation having been received. The report of the Planning Officer provides a summary of the main issues raised in the third-party submission/observation, which are as follows;

- Impact on visual amenity.
- Contravention of Development Plan policy re. proliferation of masts in rural areas.

- Impact on Lough Cutra SAC.

4.0 Planning History

Appeal Site

PA. Ref. 14/288 – Retention permission GRANTED for timber telecommunications pole (previous PA. Ref. 08/1280).

PA. Ref. 08/1280 – Retention permission GRANTED for timber telecommunications pole (previous PA. Ref. 02/4874).

Lands to South

PA. Ref. 13/1162 Retention permission GRANTED for telecommunications pole (previous PA. Ref. 08/319).

PA. Ref. 08/319 Retention permission GRANTED for telecommunications pole (previous ABP Ref. PL. 07. 129039).

5.0 Policy Context

5.1. National Policy

5.1.1 **National Planning Framework ‘Project Ireland 2040’:**

National Policy Objective 24 - support and facilitate delivery of the National Broadband Plan.

5.1.2 **Regional, Spatial and Economic Strategy for the Northern and Western Regional Assembly (RSES)**

The weakness/absence of high-quality telecommunications infrastructure is identified as being an important issue for the region (see page 232 RSES).

5.1.3 **National Broadband Plan 2020:**

The National Broadband Plan (NBP) is the Government’s initiative to improve digital connectivity by delivering high speed broadband services to all premises in Ireland, through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.

5.1.4 **Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996 (Department of the Environment and Local Government):**

The Guidelines provide relevant technical information in relation to installations and offer guidance on planning issues so that environmental impact is minimised and a consistent approach is adopted by Planning Authorities. Visual impact is noted as among the most important considerations in assessing applications for telecommunications structures but the Guidelines also note that generally, applicants have limited locational flexibility, given the constraints arising from radio planning parameters. The Guidelines place an emphasis on the principle of co-location.

Section 4.3 notes that some masts will remain quite noticeable in spite of the best precautions and that the following considerations may need to be taken into account,

specifically, whether a mast terminates a view; whether views of the mast are intermittent and incidental, and the presence of intermediate objects in the wider panorama (buildings, trees etc). In respect of hilltop locations, Section 4.3 notes that masts at such locations will by definition remain visible, yet, if an authority were to rule out every hilltop as a possible location, the consequence would be that the operator might not be able to service the area, or that a number of structures might be required to provide the same level of service, and in the latter case visual intrusion might be increased rather than diminished.

5.1.5 Circular Letter PL 03/2018

Circular Letter PL 03/2018, dated 3rd July 2018 provides a revision to Chapter 2 of the Development Contribution, Guidelines for Planning Authorities, 2013, and specifically states that the waiver provided in the Development Contribution, Guidelines for Planning Authorities, 2013 should apply not only to the provision of broadband services but also to mobile services.

5.2 Development Plan

5.2.1. The proposed development was considered by the Planning Authority under the Galway County Development Plan 2015-2021 however the Galway County Development Plan 2022-2028 came into effect on the 20th June 2022 and is now the relevant development plan.

5.2.2. The appeal site is located outside any settlement boundary and is not subject to any specific land use zoning. The provisions of the Galway County Development Plan 2022 - 2028 relevant to this assessment are as follows:

- DM Standard 42: Telecommunications Masts
- DM Standard 58: Protected or Proposed Protected Structures

5.2.3. The appeal site is located within the 'Central Galway Complex Landscape' (see Map 1 of Landscape Character Assessment, Appendix 4 of Galway County Development Plan 2022-2028) for the purpose of landscape type. The 'Central Galway Complex Landscape' is described as containing *'the majority of the county's population with associated high levels of urban generated rural housing, roads and settlements. These*

range from large to small settlements with associated infrastructure, services and commercial activity. Regarding significance, many areas within the 'Central Galway Complex Landscape' are described as having local sensitivities, often on account of local amenities or historic sites. In terms of sensitivity, this landscape character is described as offering frequent extensive panoramic views from local high points. Overall, the 'Central Galway Complex Landscape' (see Map 6) is described as having a 'low' sensitivity. There are no protected views or scenic routes in the vicinity of the appeal site.

5.2.4. The following Protected Structures/National Monuments are in the vicinity of the appeal site;

- Lough Cutra Castle Lodge (RPS. Ref. 483) - c. 340 metres south of appeal site.
- St. Anne's National School (RPS. Ref. 482) - c. 725 metres south of appeal site.
- Lough Cutra Castle (RPS. Ref. 481) - c. 750 metres north-east of appeal site.
- SMR: GA129-030 - House - 18th/19th century – c. 365 metres west of appeal site.

5.3. **Natural Heritage Designations**

- Lough Cutra SAC (Site Code 000299) - c. 300 metres east.
- Lough Cutra SPA (Site Code 004056) - c. 300 metres east.
- Lough Cutra pNHA (Site Code 000299) - c. 300 metres east.

5.4. **EIA Screening**

The proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations, 2001, (as amended) and therefore is not subject to EIA requirements.

6.0 The Appeal

6.1. Grounds of Appeal

This is a third party appeal against the Notification of Decision to Grant Permission. The grounds for appeal can be summarised as follows;

- Concerns regarding the height of the proposed structure and its impact on the visual amenity of the area. The appeal site is visually prominent and the existing mast, the height of which is to be increased, is visible from Lough Cutra Castle, its grounds, Lough Cutra Castle Gate Lodge, Lough Cutra SAC, houses in the area, and from the Burren.
- Potential health impacts from radiation arising from the proposed development.
- Similar developments have previously been refused in the vicinity.
- The proposal falls outside the Planning Authorities policy in respect of protecting the rural environment and avoiding the proliferation of masts in the open countryside.
- The photographic report was undertaken during a period when trees contained foliage, a factor not considered by the Planning Authority.
- Photographs submitted indicate the castle in the background.
- Absence of consultation in respect of the proposed development.
- The owner of Lough Cutra Gate Lodge was unaware of the proposed development.
- Potential impact of proposed development on Lesser Horseshoe Bat.

6.2. Applicant Response

The applicant has submitted a response to the third party appeal. Issues raised include;

- The site has been an established telecommunication installation since 2002 and the proposal is strategically important to the area in terms of providing coverage to the local community, business and tourism.

- Upgrade of the existing structure is not possible and the structure has become obsolete. The proposal will facilitate increased data speeds and new technologies. A refusal of permission would result in a loss of essential coverage to the area.
- Vodafone operate a policy of co-location and the appeal site, being the sole structure in the area, has been chosen for its capabilities in facilitating multiple operators, thereby avoiding proliferation of telecommunication structures in the area.
- The monopole design of the proposed structure will reduce its visual impact. The height of the structure is required to enable it to propagate a signal over the surrounding area. Some intermittent views of the proposal are possible however the proposal would not be detrimental to the visual amenity of the area. A visual impact assessment was carried out for the proposed structure which was deemed acceptable by the Planning Authority.
- Telecommunication structures are a normal feature in Ireland and telecommunication is considered as a fourth utility.
- Health considerations are not a material planning consideration (see Circular Letter 07/12). The power output of the installation falls well within the IRPA Guidelines.

6.3. **Planning Authority Response**

None received.

6.4. **Observations**

None received.

7.0 **Assessment**

7.1. I consider the main issues in the assessment of this appeal are as follows:

- Technical Justification/Appropriateness of Location.
- Impact on Visual Amenity.

- Impact on Residential Amenity
- Impact on Built Heritage.
- Other Issues.
- Appropriate Assessment.

7.2. Technical Justification/Appropriateness of Location

- 7.2.1. The first party states that the proposed development is required at this location in order to address specific service/coverage deficiencies in the surrounding area. I have verified the existing level of mobile coverage for this area using ComReg's coverage maps and note that the area around Lough Cutra Demense is identified as having 'very good' coverage for Vodafone's 2G, 3G and 4G services, but that beyond a radius of c. 1.5 km, coverage is indicated as 'fair coverage³' for Vodafone's 4G services. I note that Vodafone have no 5G coverage in the area. Based on ComReg's coverage maps I also note that 4G coverage in the area for Eir is 'fair' and I note that the proposal will facilitate co-location with other providers, offering an opportunity to improve coverage for other operators. The first party note that the existing structure is not capable of being upgraded, has become obsolete and that the loss of the site would result in a loss of essential coverage.
- 7.2.2. Details of existing telecommunication installations in the wider area were examined as an alternative to the provision of the replacement telecommunications structure. The closest sites are located at Gort, the Lady Gregory Hotel, Tawnagh East, and Drumumna. From reviewing ComRegs's site viewer I note that the applicant has also examined the feasibility of co-locating on other operator's installations, for example the GY2298 at the Lady Gregory Hotel. The first party states that these sites are located too far away, are not within the line of sight of the target area and/or are too low to provide services to the target area. Having regard to the forgoing, I consider that the applicant has evaluated alternative sites for the purpose of co-locating the structure, that the basis for discounting these sites is reasonable, that there is no existing available infrastructure capable of accommodating Vodafone's coverage

³ According to ComReg's website, in areas with fair coverage, 'fast and reliable data speeds may be attained, but marginal data with drop-outs is possible at weaker signal levels'.

requirements for this area, that consequently new telecommunications infrastructure is required, and that the justification for the proposed structure is acceptable.

- 7.2.3. Regarding the appropriateness of the appeal site for the proposed development, I note that the appeal site is relatively remote from residential property, with surrounding land uses comprising agriculture, and that the appeal site accommodates an existing telecommunications compound. On this basis I consider the appeal site to be appropriate for the proposed development of a telecommunication structure.
- 7.2.4. Based on the information submitted, I consider that there is a technical justification for the proposal at this location. I am also satisfied that the appeal site is appropriate for such a development and that the proposed development accords with the provisions of the Galway County Development Plan 2022 – 2028, and the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities in relation to the location of installations.

7.3. Impact on Visual Amenity

- 7.3.1. The appeal site is located within the ‘Central Galway Complex Landscape’ which has a low sensitivity and the appeal site is not identified as being affected by any designated routes or views. As such I consider the landscape sensitivity to be low to such development.
- 7.3.2. Photomontages of the proposed development have been submitted. The third party notes that the photographs were taken at a time when there was foliage on trees. Whilst foliage cover may assist in providing a degree of screening from some locations, noting the range of views provided I consider these photomontages to be generally representative and accurate. Additionally, I note that DM Standard 42 of the Galway County Development Plan 2022 – 2028 does not require the preparation of visual impact assessments for sites identified as having a low sensitivity.
- 7.3.3. Regarding the height of the structure, the first party contends that the height of the structure, at 18 metres is required in order to facilitate co-location with other operators, thereby avoiding the need for other antennae in the area. I note that the height of the proposed structure was reduced from 24 metres and I consider that this significantly

reduces the prominence of the structure within the receiving landscape. Should the Board be minded to grant permission for the proposed development I recommend that a planning condition is attached requiring the applicant to facilitate other operators to co-locate onto the structure.

7.3.4. Whilst the appeal site occupies a hilltop location, I note that telecommunications structures are an established feature of the landscape at this location and that the proposed structure will be set back in excess of 300 metres from the R458 and the R461. I further note Section 4.3 of the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996 which states that if every hilltop was discounted, the consequence would be that the operator might not be able to service the area, or that a number of structures might be required to provide the same level of service. Based on the photomontages submitted, and my observations of the appeal site and surrounding area, I note that the proposal will be intermittently visible in the surrounding landscape from a number of locations, in particular from the south along stretches of the R461, and from locations to the east and west. However the proposed structure does not terminate any view and as such I am of the view that the overall visual impact of the proposal would be satisfactory in the context of the visual amenities of the area. I do not consider that the proposed structure would be an incongruous feature within the immediate landscape, nor have a significant negative impact on the visual amenities of the area such to warrant a refusal of permission.

7.4. Impact on Residential Amenity

7.4.1. The appeal site does not immediately adjoin any existing or planned residence, and given the distance between the site of the proposed structure and the closest dwelling, in excess of c. 300 metres, I do not consider that there would be any significant overbearing or visual intrusion arising from the proposed development. I am satisfied that the proposed development would not result in significant negative impacts on the amenity of residential property in the vicinity of the appeal site.

7.5. Impact on Built Heritage

7.5.1. In relation to Protected Structures, I note the requirements of DM Standard 58 of the Galway County Development Plan 2022 – 2028, in relation to development adjoining

Protected Structures, specifically the requirement to avoid adverse impacts on the character or integrity of Protected Structure, or views to and from Protected Structures. The closest Protected Structure to the appeal site is Lough Cutra Castle Lodge (RPS. Ref. 483), which is located c. 340 metres south of the appeal site. Given the distance between the proposed telecommunication structure and this Protected Structure the proposed development in my view would not result in significant negative effects on the character or setting of this Protected Structure. The third party appeal raises concerns in relation to the potential impact of the proposed development on Lough Cutra Castle which is located c. 750 metres north-east of the appeal site. Photographs taken by a drone at a height of 18 metres indicate that views of Lough Cutra Castle will be possible from the appeal site and in my opinion it is likely that views of the proposed structure will be possible from the upper levels of the castle. I note however that such views will be perceived with the context of the wider landscape, which is undulating and heavily wooded, and noting the distance to the proposed structure, and the design, colour (battle ship grey) and height of the proposed structure, I do not consider that the proposed development would detract from the character or setting of Lough Cutra Castle, nor would the proposal have a significant negative effect the National Monuments and Protected Structures which are located in the wider area, specifically noting the separation distances concerned.

7.6. **Other Issues**

7.6.1. Health Impact

The issue of the health impacts of the proposed development was raised by the third party. In respect of issues concerning health and telecommunications structures, Circular Letter: PL 07/12 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'. Accordingly, I consider that this issue is outside the scope of this appeal.

7.6.2. Development Contribution

The Development Contribution, Guidelines for Planning Authorities, published in 2013 by the then Department of Environment, Community and Local Government, as updated by Circular Letter 03/2018, provides that Planning Authorities are required to include waivers for broadband infrastructure (masts and antennae) in their development contribution schemes so as to contribute to the promotion of economic activity. Additionally, Part 4 of the adopted Galway County Council Development Contribution Scheme (as revised 1st August 2019) states that 'no development contribution levies shall be payable for development (antennae and masts) associated with the roll out of the National Broadband Plan across the County'. Having regard to the forgoing, should the Board be minded to grant permission for the proposed development, I do not consider it necessary to attach a condition requiring the payment of a development contribution in respect of the proposed development.

7.6.3. Public Notification

The third party states that the owner of a residence in the vicinity of the appeal site was unaware of the planning application. In terms of procedural matters, I note that the planning application, including public notice requirements were deemed acceptable by the Planning Authority and the above assessment represents my de novo consideration of all the planning issues material to the proposed development.

7.7. **Appropriate Assessment**

- 7.7.1. The appeal site is located c. 300 metres from Lough Cutra SAC and SPA. In response to a request for further information the applicant submitted an Appropriate Assessment Screening Report which concluded that the proposed development will not have a significant effect on any European site. I have read and considered this Appropriate Assessment Screening Report. Having regard to the separation distance between the appeal site and Lough Cutra SAC and SPA, and to the lack of a hydrological pathway between the appeal site and Lough Cutra SAC and SPA, I do not consider there to be any potential for polluted run-off from the construction phase of the proposed development to reach Lough Cutra SAC and SPA and negatively impact water

sensitive habitats. Given the nature of the proposal, I do not consider there to be any potential for operational impacts from the proposal on Lough Cutra SAC and SPA, or the qualifying interests/special conservation interests associated with Lough Cutra SAC (i.e. Lesser horseshoe bat) or Lough Cutra SPA (i.e. Cormorant). Having regard to the nature and limited scale of the proposed development, the lack of a hydrological or other pathway between the site and European sites, it is considered that no Appropriate Assessment issues arise and that the proposed development would not be likely to have a significant effect either individually or in combination with other plans or projects on any European site.

8.0 Recommendation

8.1. Having regard to the above it is recommended that permission is granted based on the following reasons and considerations and subject to the attached conditions.

9.0 Reasons and Considerations

Having regard to:

- (a) The DOEHLG Section 28 Statutory Guidelines; Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities, 1996, as updated by circular letter PL 07/12 in 2012,
- (b) The Galway County Development Plan 2022 – 2028,
- (c) The low landscape sensitivity of the area,
- (d) The distance between the proposed telecommunications structure and sensitive receptors, including Protected Structures in the vicinity of the appeal site and residential development,
- (e) The nature and scale of the proposed telecommunication structure,
- (f) The demonstrated need for the telecommunications infrastructure at this location,
- (g) Circular Letter PL 03/2018,
- (h) The adopted Galway County Council Development Contribution Scheme (as revised 1st August 2019),

it is considered that subject to compliance with the conditions set out below, the proposed development would not be visually intrusive or seriously injurious to the amenities of the area, the built heritage of the area, or the residential amenities of properties in the vicinity, would not be prejudicial to public health, would not have a significant impact on ecology or on European sites in the vicinity, and would be in accordance with the proper planning and sustainable development of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>The development shall be carried out completed in accordance with the plans and particulars lodged with the application, as amended by the plans and particulars submitted to the Planning Authority on the 4th March 2022, 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 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 developer shall provide and make available at reasonable terms, the proposed support structure for the provision of mobile telecommunications antenna of third-party licenced telecommunications operators.</p> <p>Reason: In the interest of avoidance of multiplicity of telecommunications structures in the area, in the interest of visual amenity and proper planning and sustainable development.</p>
3.	<p>Within six months of the cessation of the use of the telecommunications structure, all structures shall be removed from the site, 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 as soon as practicable.</p> <p>Reason: In the interest of protecting the landscape.</p>

4.	<p>Details of the proposed colour scheme for the telecommunications structure and ancillary structures 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>
5.	<p>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.</p> <p>Reason: In the interest of public safety.</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.</p> <p>Reason: In the interest of the visual amenities of the area.</p>

Ian Campbell
Planning Inspector

22nd March 2023