



An
Bord
Pleanála

Inspector's Report ABP 318643-23

Development	Construction of monopole with all associated site works
Location	Tullynanegish, Lough Egish, Castleblayney, Co. Monaghan.
Planning Authority	Monaghan County Council.
Planning Authority Reg. Ref.	23137.
Applicant(s)	Eircom Ltd
Type of Application	Permission.
Planning Authority Decision	Grant.
Type of Appeal	First Party and Third Party
Appellant(s)	Eircom Ltd Jane Ward, Michael Ward & Others
Observer(s)	None
Date of Site Inspection	17 th of February 2024.
Inspector	Karen Hamilton

1.0 Site Location and Description

- 1.1. The subject site is part of an agricultural field within the townland of Tullynaegish, Castleblaney, Co. Monaghan. The site is beside a farm complex which is access by a private lane and elevated to the west of the R180.
- 1.2. The surrounding area to the south and east is undulating fields with on-off rural dwellings located off local roads. The Lough Egish Food Park, an industrial estate with large factory complex, is located to the northwest of the site.

2.0 Proposed Development

- 2.1. The proposed development would comprise of the following:
 - a 21.5 metre monopole carrying antennas, a dish, associated equipment, together with ground-based equipment cabinets, fence and all associated site development works for wireless data and broadband services.

3.0 Planning Authority Decision

3.1. Decision

Decision to grant permission subject to 6 no conditions of which the following are of note:

C1: a) Section 48 Development Contribution sum of €12,490.00 towards the provision of community, recreation and amenity public infrastructure and facilities in the area.

C2: Reinstatement of the site upon removal of the telecommunication mast,

C3: Transmitter power output, antennae type and mounting configuration shall be in accordance with the details submitted with the application and not altered without prior grant of planning permission.

C4: No material change of use of the mast shall be made without prior grant of permission.

C5: Adequate measures in place to ensure no discharge of polluting matter to any watercourse, site maintenance and treatment of construction and demolition waste.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the area planner reflects the decision to grant permission following the submission of significant further information summarised below:

Summary of the Additional Information Request

1. Request for submission of a visual impact in particular from the **L181** to the north (across the Lough Egish proposed pNHA), local primary road LP4121 to the northeast and the R108 to the southeast. A revised visual impact assessment and associated photomontage should demonstrate the acceptability of the development proposed on the landscape. The specific location of the vantage points shall be agreed with the PA in advance of the submission of the additional information.
2. The site is located c. 1km from the Lough Egish proposed Natural Heritage Area which is an area of ornithological scientific interest. The applicant is requested to demonstrate that the proposed development will not adversely impact on the conservation status of the pNHA.
3. Applicant requested to review the third-party submissions and response to the issues raised.

Summary of the PA Assessment

- The justification for the location of the mast is noted, having regard to the existing coverage, and considered acceptable. Two masts are located 3.6km and 3.2km from the site and not within range for sharing.
- There are no scenic views within the vicinity of the site.
- Health and Safety are regulated by other codes and not a responsibility of the PA.
- A visual assessment has been submitted, including those viewpoints requested in the further information (VP1, VP2, VP3, VP4) and the assessment includes photomontages.
- The mast will be visible from the wider landscape and certain routes although the nature and height requirements of the mast are noted and the need to

transmit. The site and area are not sensitive or fragile and views are long range and not terminating views.

- The screening assessment notes the works are unlikely to have any negative impact on a European site and would not adversely impact the conservation status of the p NHA.

3.2.2. Other Technical Reports

Environment Section: No objection subject to conditions

3.3. Prescribed Bodies

Irish Aviation Authority (IAA): No objection to the proposed development.

Department of Defence: No report received.

3.4. Third Party Observations

Four observations were received from residents in the vicinity of the site and the issues raised are like those raised in the grounds of appeal and are summarised below:

- No consultation with the residents.
- No planning notice on the road.
- No visual impact or statement submitted.
- Concerns regarding devaluation of property.
- National policy requires restrictions on height.
- It is not clear how long the permission is for.
- No EIA has been submitted.
- There is no statement of compliance with the International Radiation Protection Association
- There is no evidence any alternative sites have been assessed.
- There will be a negative impact on dairy farming,
- There are no details regarding noise levels,

- There are vacant properties in the vicinity and there is concern these will not be refurbished.

4.0 Planning History

5.0 Policy Context

5.1. National Guidance on Telecommunications Structures

5.1.1. Telecommunications Antennae and Support Structures; Guidelines for Planning Authorities (DEHLG 1996).

- Section 4.3 include guidance on the visual impact. Care should be given when dealing with sensitive landscapes and other designated areas.

5.1.2. Circular Letter PL 07/12, DoECLG 2012

This includes further advice on the issue of health and safety and reiterates that this is regulated by other codes and is not a matter for the planning process.

5.2. Development Contributions

5.2.1. Development Contributions Guidelines for Planning Authorities, 2013

Circular Letter PL 03/2018

This circular letter revised the 2013 development contributions guidelines in respect of telecommunications infrastructure and required that development contributions are not to be levied in respect of any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

5.2.2. Monaghan County Council General Contributions Scheme 2021-2026 (September 2021)

Development Contributions in Respect of Telecommunications Developments

- The Act allows infrastructure and facilities to be funded by Section 48 including the provision of high-capacity telecommunications infrastructure, such as broadband.
- Section 17 includes the working from Circular Letter PL 03/2018 in respect of those telecommunications structures which can be levied.
- Section 19 Exemptions. There is 100% exemption for any telecommunications infrastructure (masts, antennae, dishes and other apparatus or equipment being installed for such communication purposes) being deployed as part of a Government endorsed telecommunications strategy, plan or initiative, or where mobile or broadband operators demonstrate to the satisfaction of the planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.
- Appendix 3: Level of Contribution: Community, Recreation and Amenity Facilities
 - 3) (n) Telecommunications infrastructure €10,510 per Mast/ installation
€5,280 per Antenna/dish installed on existing mast/ installation.

5.3. Monaghan County Development Plan 2019-2025

5.3.1. Telecommunications Guidance

Section 7.20 Telecommunications

- Objective TCOP 1: To facilitate the development of a high quality and sustainable telecommunications network for County Monaghan to support economic growth, improve quality of life and enhance social inclusion.
- Policy TCOP 1: To support the delivery of high-capacity Information Communications Technology Infrastructure and broadband connectivity throughout the county, in order to promote economic competitiveness and to facilitate more flexible work practices.

- TCOP 2: To co-operate with the Department of Communications, Energy and Natural Resources on locating new infrastructure.
- TCOP 3: To achieve a balance between facilitating the provision of telecommunications infrastructure in the interests of economic and social progress and maintaining residential amenity and environmental quality.

Section 15.21 Development Management Guidelines for Telecommunications

- TCOP1: Comply with the national guidance.
- TCOP2: Promote the best practice siting and design.

5.4. Natural Heritage Designations

- Lough Egish p NHA is located c. 550m to the northeast of the site.

6.0 EIA Screening

- 6.1. The proposed development does not fall within the scope of any Class of development for the purposes of EIA.

7.0 The Appeal

7.1. Grounds of Appeal

7.1.1. First Party Appeal

The first party has appealed the development contributions only. The submission is summarised as follows:

- A background to the site location and proposed development have been provided.

Technical Justification

- The current Eir sites do not provide an adequate service for car and indoor transmission for the area specifically around the Ballybay Road, R180 and the R181 surrounding the area.

- Failure to progress with this site will have a negative impact on the customers in this area for voice and mobile service.
- The proposal allows Eir Mobile and others to provide 3G, 4G and 5G data.

Policy Context- Condition No 1

- Circular letter PL07/12 requires the County Development Contribution Scheme to include waivers for broadband infrastructure which should be applied consistently across local authorities.
- The Report of the Mobile and Broadband Taskforce and Action Plan for Rural Development aims to identify how broadband and mobile phone coverage deficits can be covered and a rollout of the network planned under the National Broadband Plan (NBP).
- There are 40 actions under the broadband plan. The taskforce recommends the delivery of more masts in the most suitable locations.
- The Development Contributions Guidelines for Local Authorities (2013) required planning authorities to include waivers for broadband infrastructure (masts and antennae).
- The Monaghan Development Contribution Scheme (2021-2026) incorporates a waiver for telecommunications infrastructure (Section 19 (e)) and ancillary development (Section 19 (p)).
- The policies of the Monaghan County Development Plan 2019-2025 promote new telecommunications infrastructure at appropriate locations.

Need to remove Condition No 1

- There is insufficient broadband coverage in this area.
- The proposal will address deficiency in coverage in the area.
- The proposal is in accordance with the Mobile and Broadband Taskforce and Action Plan for Rural Development.
- The proposal should benefit in total from the exemptions in the development contribution scheme.

- The proposal constitutes “*equipment for communications proposes that form part of the National Broadband Scheme, or a subsequent endorsed initiative as defined by the Department of Communications, Energy and Natural Resources*”

Additional Information

- Copy of the Decision
- Monaghan County Council General Development Contribution Scheme 2021-2026

7.1.2. Third Party Appeal

The appeal is submitted by the residents in the vicinity of the site, located c.300m to c.500m from the proposed structure. The issues raised are summarised as follows:

Negative Visual Impact

- A map has been submitted which indicates the location of the appellants dwellings.
- The planner’s report does not address the proximity of the monopole to the appellants dwellings this is the main cause of concern.
- The monopole is located only 300m from one of the appellants dwellings.
- The visual assessment only focuses on the wider hinterland rather than the adjoining dwellings.
- The long-range views will have more than a fleeting impact on the dwellings beside the site.
- Even at further information, none of the visual assessments reflected the impact at the adjoining houses.
- The negative visual impact of the monopole will be considerable. The assessment should have been taken from the L80501.
- The Board is requested to overturn the decision of Monaghan County Council.

Incorrect Information dismissed as a “typo”

- There was reference to Meath County Council in the submitted Entrust planning documentation and a 24m high monopole.
- This information was incorrect and considered a replication of another document.
- The report cannot be considered reliable.
- The environmental assessment relates to a development in County Meath rather than Monaghan and needs a different assessment.

Local Environment Impact & Dairy Farming

- The planner did not consider an Environmental Impact Assessment was necessary.
- There is dairy farming immediately adjoining the site and the local environment needs consideration.

Health Concerns

- There is grave concern for future health and wellbeing if the construction of the monopole goes ahead.

Alternative Site Evaluation

- There is no evidence that the last resort principle takes into account the evaluations of alternative sites.

7.2. Applicant Response

The applicant has responded to the third-party grounds of appeal. The submission is summarised below:

1. Distance between the monopole and the appellant's dwellings and resulting negative visual impact.
 - The nearest residential dwelling is c. 340m southeast of the site.
 - Previous Inspector's Report (ABP 300664-18) note 35m from a dwelling and mast. The development plan or the 1996 Guidance included a minimum separation distance.

- The applicant has submitted additional photomontage from the additional viewpoints and due to the relatively minor nature of the development footprint, mature screening, and undulating topography there would be no significant visual impact.
2. Monaghan County Council decision to dismiss incorrect information from Eircom as typos.
- The word Monaghan and reference to a 21.5m high monopole were incorrect and only typos, the rest of the documentation is accurate.
3. Local Environmental Impact and Dairy Farming
- The applicant has 20 years' experience with telecommunications infrastructure and never found any evidence to suggest that the works would have a negative impact on agricultural practices.
4. Health Concerns
- The planning application includes a statement of compliance with emissions limits regulated by the Commission for Communications Regulation who provide a licence. No impacts are predicted.
 - The 1996 Guidelines state that health and safety arrangements are not part of the planning application and planning authorities do not have competence to determine health and safety as it is regulated by other codes.
5. Alternative Site Evaluation
- The location of the site has been detailed in the original application and the RFI.
 - The siting was chosen after analysing the requirements to provide new and improved 3G, 4G and 5G radio coverage. The sites require relatively high points to transmit and receive over the cell area.
 - The parameters used include the commercial terms, ground stability, vehicular access, security, and connection to power.
 - The ComReg site viewer map register was used to search for existing sites in the area which is the most up to date source of information.

- The nearest telecommunications sites are 3.6km and 3.1km northwest and southeast respectively from the site, too far to cater for the larger Lough Egish area.
- Discounted Options Map and details of the two nearest sites are provided.

6. Appendices

- Appendix 1: USB copy of original planning application submission, soft copy of RFI submission, soft copy of 3rd party appeal response letter.
- Appendix 2: Screening for Appropriate Assessment.
- Appendix 3: Planning Drawings
- Appendix 4: Decision letter.

7.3. Planning Authority Response

The PA responded to the first party appeal on the development contribution as summarised below:

- Section 7 of the Council's Development Contribution Scheme includes a schedule of development contribution charges and includes telecommunication infrastructure.
- Section 19 of the scheme allows the PA to use discretion when allowing any exemptions and the onus is on the applicant to demonstrate what type of exemptions they comply with.
- 100 % exemption is allowed where the applicant can meet compliance with the criteria in section 19 (e) as detailed.
- The applicants supporting statement notes that as part of EIR mobile's continued improvement programme there is a requirement for improved wireless broadband services in the area to provide new 3G data, 4G high speed data and 5G superfast data speed services.

- The ComReg coverage maps indicate that there is already a 4G and 5G service in the area and there would be no exemption under Section 19 (e) of the development contribution scheme.
- The exemption under 19 (p) of the development contribution relates to development which is ancillary and does not place a demand for new, upgrades or additional infrastructure or services. The monopole mast is proposed and not an ancillary addition to an existing support structure/mast.

8.0 **Assessment**

8.1. The main issues would comprise of the following:

- Justification for location
- Impact on the visual amenity
- Impact on the residential amenity
- First Party Appeal and the Development Contribution Scheme
- Appropriate Assessment

8.2. **Justification for location**

8.3. The site is in the rural area of Tullynaegish, adjoining a farm complex. The grounds of appeal are submitted from residents of rural dwellings to the south and southwest of the site, c. 300m to 500m away, who do not consider that there is sufficient evidence that other sites have been considered when evaluating alternative sites.

8.4. In terms of assessing the proposal, the Telecommunications Antennae and Support Structures Guidelines (the Guidelines) state the first step is to consider if any alternative locations, outside large towns, and villages. The Guidelines note that upland/mountainous areas and hilltops are favoured by operators. The Guidelines do not preclude any locations rather the need for appropriate consideration of visual impact is required.

8.5. The application is accompanied by a Planning Statement which provide justification for the location of the monopole. It states that the site has been chosen to provide an

optimum location for accommodating new and advanced technologies (3G, 4G and 5G). The surrounding area is considered to experience specific coverage blackspots.

8.6. The applicant has stated that existing telecommunications infrastructure has been assessed with an aim of co-locating although these are too far, 3.6km and 3.1km, to provide the required data speeds.

8.7. Having regard to the location of the site outside any town or village, in an area identified which has poor telecommunications coverage, and the location of the site from any other structures, there is no objection to the justification of the site for the proposed development, subject to normal planning considerations.

8.8. Impact on visual amenity

8.9. The site is located within a rural area to the west of Castleblaney. The site is accessed from the R108, is located beside an agricultural complex, and elevated from the adjoining road. The Lough Egish Food Park, a large industrial park, is located to the north of the site and includes a building of a significant scale and up to four stories. To the south of the site is agricultural fields and there are one-off dwellings further south and southwest.

8.10. The third-party appeal is submitted from a resident of those one-off dwellings to the south and countersigned by residents in the vicinity. These one-off dwellings are accessed from the local roads to the south and southwest of the site and the subject site is elevated above these dwellings. The dwellings are located between c. 300m and 500m from the site. The grounds of appeal state that the main reason for concern is the visual impact of the monopole on their residential properties. They do not consider the planner has adequately assessed the visual impact of the proposal from a short-range, their properties.

8.11. The applicant has responded to the ground of appeal to note that there is no minimum separation distance for telecommunications structures within the Guidelines or the development plan and having regard to the submitted additional photomontage from the additional viewpoints and due to the relatively minor nature of the development footprint, mature screening, and undulating topography there would be no significant visual impact.

- 8.12. As stated above, the national Guidelines provide guidance on the appropriate location of monopoles and although it is recognised that operators prefer upland/hilly locations there is a need for appropriate visual assessment. A visual impact assessment accompanied the application with photomontage drawings of the monopole from four locations in the immediate vicinity of the site. On foot of a further information request the applicant submitted an amended visual impact assessment which included photomontages drawings of the proposed development from an additional four long-range viewpoints. The planner's report concluded that whilst the monopole would be visible from long range views, the wider landscape and certain routes, the site and surrounding area was not considered to be fragile and long ranger views were not terminating views.
- 8.13. I note those photomontages submitted with the visual impact assessment, which I consider a reasonable representation of the proposal at the locations chosen. The monopole structure is slim with a minimalist design and having regard to the undulating landscape, the structure will be more visible from long range views than short range views. VP 3 and VP 4 are located much further from the site than other one-of dwellings in the vicinity and I consider the monopole would more visible from the appellants dwellings than the photomontage locations chosen. This aside, I note the site is elevated in comparison to dwellings in the vicinity and although there is a potential for the structure to visible to the rear of some of those dwellings, having regard to the distance and design of the structure I do not consider there would be a significant negative visual impact.
- 8.14. **Other**
- 8.15. The appellant has raised several other concerns in relation to the proposed development as summarised below:
- 8.16. Typos: The appellant has stated that Meath Coco has been included in the accompanying documentation rather than Monaghan CoCo and the height of the monopole has been incorrectly described as 2.4m in height rather than 24m. The applicant has clarified that these were typos. I note the documentation submitted with the application and the further information which I consider reasonable to assess the impact of the proposed development. I am satisfied that the typos do not substantially alter the conclusions of any assessments.

8.17. Impact on agriculture: The Guidelines do not provide any guidance for the location of telecommunications infrastructure beside dairy farming activity, nor has the appellant submitted any evidence to indicate the proposed development would have a negative impact on agricultural activity.

8.18. Health: Circular Letter PL07/12, DoELG, specifically clarifies that health and safety matters in relation to telecommunications infrastructure are regulated by other codes and are not matters for the planning process.

8.19. First Party Appeal and the Development Contribution Scheme

8.20. This First Party Appeal is solely against Condition no. 1 a) of the Council's permission relative to development contributions. The condition requires:

a) The developer shall pay to Monaghan County Council a sum of €12,490.00 in accordance with the General Development Contribution Scheme 2021-2026, made by the Council under Section 48 of the Planning and Development Act 2000 (as amended), towards the expenditure incurred by the Council in the provision of community, recreation and amenity public infrastructure and facilities in the area.

8.21. Section 48(10) (b) of the Planning and Development Act 2000, as amended, makes provision for an appeal to be brought to the Board where an applicant for permission under section 34 considers that the terms of the relevant development contribution scheme have not been properly applied in respect of any condition laid down by the planning authority.

8.22. The Monaghan County General Development Contribution Scheme 2021-2026 is the current contribution scheme in place. Appendix 3 of the Scheme includes the level of contribution that can be applied to proposed developments for the purpose of Community, Recreation and Amenity Facilities. Part 3) (n) Telecommunications infrastructure, includes €10,510 per Mast/ installation €5,280 per Antenna/dish installed on existing mast/ installation. The development contribution attached by the Planning Authority is €12,490.00.

8.23. Section 19 of the contribution scheme includes a wavier for all telecommunication masts which are being developed as part of a Government Endorsed Telecommunications Strategy, plan, or initiative, or where mobile or broadband

operators demonstrate to the satisfaction of planning authority that the proposed telecommunications development provides services to customers who would not otherwise be able to avail of an adequate mobile or broadband service.

- 8.24. The applicant, in their appeal submission, considers that the monopole is exempt from any contributions having regard to the Report of the Mobile and Broadband Taskforce and Action Plan for Rural Development aims to identify how broadband and mobile phone coverage deficits can be covered and a rollout of the network planned under the National Broadband Plan (NBP).
- 8.25. The National Broadband Plan includes details of all those areas which are subject to the roll out of high-speed broadband¹. The site and surrounding area have not yet been identified in the roll out of the scheme. Regarding the Report of the Mobile and Broadband Taskforce and Action Plan for Rural Development, the delivery of improved mobile phone and telecoms infrastructure is seen as a priority for rural areas.
- 8.26. The ComReg Map coverage² lists ten service providers in the area, including EIR. The results of the 2G, 3G and 5G coverage range from good in the immediate vicinity of the site and fair to no coverage at sites to the west and the larger area. The 4G coverage scores considerably worse with “fringe” connection to no coverage. The Lough Egish area is one of the worst areas for coverage in Monaghan County for many of the service providers apart from four who have very good coverage in the wider vicinity.
- 8.27. I consider the Report of the Mobile Phone and Broadband Taskforce can be considered as the ‘subsequent endorsed initiative as defined by the Department of Communication, Energy and Natural Resources’ as per the exemptions in the development contribution scheme. In my opinion the details in the ComReg Map and the lack of coverage in this rural area is sufficient as evidence for the delivery of new telecommunication infrastructure and to support the applicants assertion that the proposal would assist the delivery of a government plan and meet the requirements of the exemption.

¹ <https://nbi.ie/map/>

² [Service Coverage - Commission for Communications Regulation \(comreg.ie\)](https://www.comreg.ie/Service-Coverage)

8.28. Therefore, it is considered that the terms of the Monaghan County General Development Contribution Scheme 2021-2026, was not properly applied to the proposed development, as set out in Condition No 1 of the planning authority's decision, as there is sufficient evidence the telecommunications mast is being developed as part of a Government endorsed telecommunications Strategy, plan or initiative or that the telecommunications mast is required for customers who would not otherwise be able to avail of an adequate mobile or broadband service. Therefore, the exemptions apply in this instance and the condition should be removed.

Appropriate Assessment

8.29. Having regard to the nature and scale of the proposed development within a serviced urban area, the nature of the receiving environment and the proximity to the nearest European sites, I am satisfied that 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.

9.0 Recommendation

9.1. I recommend that permission is granted, and that the development contribution removed.

10.0 Reasons and Considerations

Having regard to:

- a) the provisions of the provisions of the Monaghan County General Development Contribution Scheme 2021-2026 which includes an exemption for Masts and antennae and other apparatus for communication purposes that form part of the National Broadband Scheme or subsequent endorsed initiative as defined by the Department of Communication, Energy and Natural Resources it is considered the proposed development is exempt from Section 48 Development Contributions; and

- b) the guidance for locating telecommunications masts in the Telecommunications Antennae and Support Structures; Guidelines for Planning Authorities (DEHLG 1996) and Monaghan County Development Plan 2019-2025, it is considered that the proposed development would not have a significant negative visual impact on the properties in the vicinity of the site and would be in keeping with the proper planning and sustainable development of the area.

11.0 Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted, 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>No advertisement or advertisement structure shall be erected or displayed on the proposed structure or within the curtilage of the site without a prior grant of planning permission.</p> <p>Reason: In the interest of the visual amenity of the area.</p>
3.	<p>Details of the proposed colour scheme for the pole, antennas, equipment containers 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 amenity of the area.</p>
4.	<p>Surface water drainage arrangements for the proposed development shall comply with the requirements of the planning authority.</p> <p>Reason: In the interest of public health.</p>

5.	<p>In the event of the telecommunications structure and related ancillary structures becoming obsolete and being decommissioned, following discussions with the Area Engineer regarding the relocation of the public light contained upon the pole, the developer shall remove the pole and associated structures and return the site to its original condition, at their own expense.</p> <p>Reason: To ensure satisfactory reinstatement of the site upon decommissioning of the structure</p>
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I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Karen Hamilton
Senio Planning Inspector

19th of February 2024

Appendix 1 - Form 1
EIA Pre-Screening
[EIAR not submitted]

An Bord Pleanála Case Reference			
Proposed Development Summary	Development consisting of a 21.5m m monopole carrying antennas, a dish, associated equipment, together with ground-based equipment, cabinets fence etc		
Development Address	Tullynanegish, Lough Egish, Castleblayney, Co. Monaghan		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	
		No	✓
2. Is the proposed development of a class specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) and does it equal or exceed any relevant quantity, area or limit where specified for that class?			
Yes			
No			Proceed to Q.3
3. Is the proposed development of a class specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) but does not equal or exceed a relevant quantity, area or other limit specified [sub-threshold development]?			

		Threshold	Comment (if relevant)	Conclusion
No		N/A		No EIAR or Preliminary Examination required
Yes				

4. Has Schedule 7A information been submitted?		
No		Preliminary Examination required
Yes		Screening Determination required

Inspector: _____

Date: _____