



An
Bord
Pleanála

Inspector's Report ABP319005-24

Development

Erection of a 27 metres multi-user telecommunications monopole carrying antennas, dishes, associated multi-technology equipment, together with ground-based equipment cabinets and all associated site development works to provide high speed wireless data and broadband services.

Location

Farm Lane, Rathvallikeen, Kinsale, Co. Cork.

Planning Authority

Cork County Council.

Planning Authority Reg. Ref.

235276.

Applicant

On Tower Ireland Limited.

Type of Application

Planning permission.

Planning Authority Decision

Refusal of permission.

Type of Appeal

First Party

Appellant

On Tower Ireland Limited

Observer(s)

1. Michael and Aoibhinn Fuchs.
2. John Connolly

Date of Site Inspection

16th April 2024.

Inspector

Derek Daly.

1.0 Site Location and Description

- 1.1. The proposed site is located on the northern fringe of the town of Kinsale in County Cork. The site which is relatively elevated is located at the end of a cul de sac road serving a number of commercial/industrial uses.
- 1.2. The proposed location forms part of an existing site currently in use for industrial purposes and there are a number of commercial uses located to the east of the site. It is also in a transitional location, as it also adjoins woodland and open lands to the west of the site. There are also residential areas Mansfields Park and Cluain Mara on lands located to the north of the site.
- 1.3. The site has a stated area of 0.0042 ha.

2.0 Description of Development

- 2.1. The proposed development is for the erection of a 27 metres multi-user telecommunications monopole carrying antennas, dishes, associated multi-technology equipment, together with ground-based equipment cabinets and all associated site development works to provide high speed wireless data and broadband services.
- 2.2. Documentation submitted with the application indicates that the selection of the site arises from a requirement to relocate an existing telecommunication installation on a site to the southeast where an existing agreement was not renewed and in effect the proposal represents a replacement of this installation.
- 2.3. Documentation submitted also included a technical justification considering the proposal as necessary to meet existing and future needs. A planning report is also submitted outlining the receiving environment and compliance with local and national policy. A visual impact assessment was also submitted including an analysis from a number of viewpoints concluding no significant impact on the amenity of Kinsale.
- 2.4. Further information was submitted on the 7th December 2023 which indicated the proposal is compliant with the land use zoning and appropriate within industrially zoned lands and national guidance. The further information proposes reduced height of 24 metres which is the lowest possible height to meet technical requirements and

moving below this height will not permit the existing coverage profile to be maintained and a reduction to 21 metres as suggested will result in a significant deterioration currently provided. The submission noted that the adjacent industrial building height is 7.24 metres and not 10.8 metres as initially stated.

- 2.5. A revised visual assessment reflecting the revised height and technical justification was submitted

3.0 Planning History

The general area has been the subject of a number of applications in relation to the provision of telecommunication structures in the area.

4.0 Local Planning Policy

4.1. Local Policy

- 4.1.1. The relevant operative plan is the Cork County Development Plan 2022-2028.
- 4.1.2. The plan broadly supports the provision of telecommunications infrastructure at appropriate locations.
- 4.1.3. Chapter 8 of Volume 1 refers to Economic Development and in section 8.15 relating to the rural economy which includes town, villages and the rural area of County Cork the importance of telecommunications to help support the rural economy into the future as it allows people to work either from home or closer to where they live is recognised and a good digital connectivity is considered to be vital to the rural economy.
- 4.1.4. Chapter 13 relates to Energy and Telecommunications and section 13.18 specifically refers to Communications and Digital Connectivity where in 13.(1).8.1 it is recognised that to optimise the opportunities from smart technology, access to high-speed, high capacity digital and communications infrastructure needs to improve across the County.

Section 13.(1)8.2 recognises the provision of a modern, efficient communications system and digital connectivity is essential for the economic development of the region and supports the development of the new Smart Region and Smart Technology initiatives that are coming on stream in urban and rural areas.

Section 13.(1)8.3 while it recognises the importance of telecommunications infrastructure is acknowledged, it is equally as important that the landscape, both urban and rural, are considered and protected from any significant impact caused by such infrastructure. Visual impact should be minimal in the landscape and therefore, telecommunications infrastructure will be subject to a Visual Impact Assessment. Environmental, heritage and ecological impacts of any such infrastructure will also be assessed in accordance with standard Council policies and procedures.

Objective ET13-28 set out as an objective the provisions set out in section 13.18.

- 4.1.5. Chapter 14 refers to Green Infrastructure and Recreation. The site is located within an area defined as High Value Landscape in figure 14-2 of the plan. High Value Landscapes cover an extensive area of the county including lands immediate to the entire coastline of the county. Section 14.8.9 in referring to these High Value Landscapes and that considerable care will be needed to successfully locate large scale developments without them becoming unduly obtrusive. Therefore, the location, siting and design of large-scale developments within these areas will need careful consideration and any such developments should generally be supported by an assessment including a visual impact assessment which would involve an evaluation of visibility and prominence of the proposed development in its immediate environs and in the wider landscape.

Objective GI 14.9 in relation to land has an objective;

- a) Protect the visual and scenic amenities of County Cork's built and natural environment.*
- b) Landscape issues will be an important factor in all land-use proposals, ensuring that a pro-active view of development is undertaken while protecting the environment and heritage generally in line with the principle of sustainability.*
- c) Ensure that new development meets high standards of siting and design.*
- d) Protect skylines and ridgelines from development.*
- e) Discourage proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.*

Objective GI 14.15 in relation to Development on the Approaches to Towns and Villages has as an objective to *ensure that the approach roads to towns and villages*

are protected from inappropriate development, which would detract from the setting and historic character of these settlements.

- 4.1.6. Volume 5 of the plan refers to West Cork and includes a plan for the town of Kinsale and the site is within the development boundary of the town.

The site is located within an area zoned Existing Mixed/General Business/Industrial Uses.

The lands to the west of the site are zoned Green Infrastructure and have a specific objective *KS-GA-07 Open Space. Active open space to include the provision of a new landscaped Town Park, car parking. The site forms part of Glenbeg Woodlands which contains broadleaved woodlands of ecological value. The design should maximise links to adjacent residential areas and the town centre. Opportunities for biodiversity enhancement should be encouraged.*

Lands to the south of the zoning to the south of the access road leading to the appeal site are zoned Business and General Employment.

Lands to the north of the zoning are zoned Existing Residential / Mixed Residential and other uses.

4.2. National Planning Guidelines

- 4.2.1. Telecommunications Antennae and Support Structures; Guidelines for Planning Authorities, 1996. Section 4.3 includes; Only as a last resort should freestanding masts be located within or in the immediate surrounds of smaller towns and villages. If such location should become necessary, sites already developed for utilities should be considered and masts and antennae should be designed and adapted for the specific location.
- 4.2.2. 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.

5.0 Natural Heritage Designations

None relevant. The site is not within a Natura Site or directly connected with a Natura Site.

6.0 Planning Authority Decision

- 6.1. The decision of the planning authority was to refuse planning permission and one reason was stated which refers to
- 6.2. Having regard to Cork County Development Plan 2022, the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities, July, 1996, and in particular the prominent location of the site, within an area of High Value Landscape, and to the height of the proposed telecommunications structure, the Planning Authority considers that the proposed development would seriously injure the visual amenities of the area, would not fit appropriately into the High Value Landscape, would be a visually discordant feature and would conflict with the objectives GI 14-9 and GI 14-15 and Para.13.8.3 in the Cork County Development Plan 2022 which seeks to protect the visual and scenic amenities of the built and natural environment, to ensure that development meet high standards of siting and design and to ensure the approach roads into towns and villages are protected from inappropriate development which would detract from the setting and historic character, and that the landscape, both urban and rural, are protected from any significant impact caused by such infrastructure, where visual impacts should be minimal.

6.3. Planning Authority Reports

6.3.1. Planning Report

The planning report dated the 11th August 2023 refers to the provisions of the current County Development Plan and national policy, refers to other reports of the planning authority and third party submissions received. The report recommended further information referring to visual impact issues on the approach road into town from Regional Road, the requirement of technical and planning justification and an investigation and exploration of alternative structures / location.

The planning report dated the 8th January 2024 refers to further information received considers that the proposal represents an inappropriate visual impact and recommends refusal of permission.

Senior Executive Planner report dated the 8th January 2024 endorses the recommendation of the planning report.

Senior Planner report dated the 12th January 2024 endorses the recommendation of the planning report and SEP Report.

6.4. Other Reports

The environment report dated the 21st July 2023 indicated no objections subject to conditions.

The area engineers report dated the 11th August 2023 indicated no engineering concerns but would welcome a reduction in the height of the structure.

7.0 First Party Appeal

7.1. Grounds of Appeal

7.1.1. The appellant's main grounds of appeal can be summarised as follows:

- The appellant refers to the technical need for the development and the need to identify an alternative location of the current installation and the challenges presented in finding a suitable location and maintaining coverage.
- The appellant is aware of the planning authority's request for a reduction in height to 21 metres and that this was likely to be granted permission but it should be noted that the existing site is 10 metres higher in elevation than to the subject site and it is not possible to lower the height below 24 metres. the technical justification outlines the necessity of a height of 24 metres.
- Details of the site selection process are outlined including alternatives considered and this includes a requirement for modern updated communication facilities.
- Reference is made to the site and its surroundings and also to the slimline design of the monopole.
- There is provision for other operators to co-locate on the structure.
- It is considered that the reduction in height minimises visual impact and will not be obtrusive and represents the best compromise between visual impact and meeting technical requirements.

- In relation to visual assessment this has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment 2013 and details of this assessment are included in the grounds as appendices.
- Third party submissions and the planning authority request for further information were considered in the visual assessment.
- Photomontages in relation to the reduction in height are submitted and reference is made to appendices 5 and 6 in this regard.
- The assessment concludes that the vast majority of the residents in Mansfields Park and Cluain Mara with the nearest dwelling over 90 metres distant are not impacted.
- Other viewpoints were also further assessed and although the mast will be noticeable but not significant. It also has to be considered that the limited views of the proposal are what are to be expected in terms of essential infrastructure for a modern society at the periphery of a town.
- Specific to the stated reason for refusal the appellant contends that the proposal complies with national guidance.
- The proposed development complies with the provisions of the current county development plan which promotes the use of technology and ICT infrastructure, smart working and remote working with specific reference to chapters 8 and 13.
- Reference is also made to the designation of the site as within a High Value Landscape as defined in the plan and that this designation has not been applied rationally as it covers an industrial estate.
- The development plan does not preclude development proposals within a High Value Landscape.
- The impact on the approach to towns referenced in objective GI 14-15 was assessed and considered not to be significant.

8.0 Appeal Responses

- 8.1. The Planning Authority in a response dated the 13th March 2024 consider all relevant issues have been covered in the technical reports and have no further comments to make on the appeal.

9.0 Observer submissions

- 9.1. Michael and Aoibhinn Fuchs in a submission in summary refer to;

- Reference is made to the development being located within a High Value landscape.
- The development will impact on the historic character of Kinsale.
- Issues of visual impact are referred to and not adequately portrayed and will be visible and obvious from the R605 and Farm Lane.
- The structure will be plainly visible from residential areas and the dwellings will have direct view of the mast structure.
- The proposal will be visually obstructive and will dominate the landscape.
- Issues are raised in relation environmental impact, public health and property values.

- 9.2. John Connolly in a submission in summary refers to;

- Reference is made to the development being located within a High Value landscape.
- The development is proposed in a business and general employment zone where structures are low level and development should be compatible with existing development.
- The site is directly adjacent to a proposed town park and the structure would negatively impact on this proposal.
- The applicant has not looked at alternative sites which would be less visual obtrusive and further distant from residential properties.
- The true visual impact is not portrayed in the visual assessment.

- Existing underground infrastructure is not adequately utilised.

10.0 EIA Screening

Having regard to the limited nature and scale of development and the absence of any significant environmental sensitivity in the vicinity of the site, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

11.0 AA Screening

Having regard to the modest nature and scale of development, its location in an urban area, connection to existing services and absence of connectivity to European sites, it is concluded that no Appropriate Assessment issues arise as the proposed development would not be likely to have a significant effect individually or in combination with other plans or projects on a European site.

12.0 Assessment

- 12.1. I am satisfied in relation to the submitted drawings and other documentation that the development can be assessed and the relationship of the proposed development to its surroundings and wider receiving landscape can be evaluated.
- 12.2. I would also note that in the response to the planning authority's request of further information that the first party applicant has lowered the height of the mast to 24 metres and submitted mapping and drawings reflecting this which were subsequently assessed by the planning authority. For the purpose of this assessment, I will consider the revised proposal with a height of 24 metres.
- 12.3. The main issues in this appeal are largely those raised in the grounds of appeal. I am satisfied that no other substantive issues arise.

The issues are addressed under the following headings:

- Principle of the development
- Site selection/need for the development.

- Impact on visual amenity
- Impact on residential amenity.
- Built heritage.

12.4. Principle of the development.

- 12.4.1. National Policy in developing and improving telephony and broadband infrastructural services is set out within the 1996 Telecommunications Guidelines, and the revisions/updates to these Guidelines within Planning Circular PL 07/12. More recently, the National Broadband Plan (NBP), was published in 2020 and reflects the Government's ambition to ensure that the opportunities presented by this digital transformation (provided by the NBP) are available to every community in Ireland. The delivery of the NBP will play a major role in empowering rural communities through greater digital connectivity, which will support enterprise development, employment growth and diversification of the rural economy.
- 12.4.2. The Telecommunication Guidelines set out the need for the facilitation of a high quality telecommunications service and set out the issues for consideration within planning assessments including location, access, co-location / shared facilities, design and visual impact.
- 12.4.3. The provisions of the current Cork County Development Plan reflects national guidance as set out in sections 13.(1).8.1, Section 13.(1).8.2 and Section 13.(1).8.3 and Objective ET13-28 where it is recognised that to optimise the opportunities from smart technology, access to high-speed, high capacity digital and communications infrastructure needs to improve across the County; that the provision of a modern, efficient communications system and digital connectivity is essential for the economic development of the region and supports the development of the new Smart Region and Smart Technology initiatives that are coming on stream in urban and rural areas and while it recognises the importance of telecommunications infrastructure is acknowledged, the plan also recognised that it is equally as important that the landscape, both urban and rural, are considered and protected from any significant impact caused by such infrastructure. Visual impact should be minimal in the landscape and therefore, telecommunications infrastructure will be subject to a Visual Impact Assessment. Environmental, heritage and ecological

impacts of any such infrastructure will also be assessed in accordance with standard Council policies and procedures.

- 12.4.4. The proposal to improve telecommunications and broadband services is therefore consistent with the guidance as set out within the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) and the County Development Plan. I consider that the principle of a proposed telecommunications structure, would be acceptable subject to assessment based on the criteria outlined in national and local guidance as set out in the CDP in relation to type of structure sharing of mast infrastructure and location away from sensitive locations.
- 12.4.5. The development as submitted accords with the zoning objective of the site which is zoned Existing Mixed/General Business/Industrial Uses. I would note that lands to the west are zoned Green Infrastructure and land to the north are zoned existing residential but land to the east are zoned for business and industrial uses and the site immediately adjoins an existing industrial enterprise and the principle of the development is therefore acceptable.
- 12.4.6. The development of a mast in the proposed location would not militate in relation the future use and development of a park in the lands to the west. I would also note that in relation to the design of the proposed mast structure that a monopole design is proposed conforming to national and local guidance in relation to reduction of impact.
- 12.5. Site selection/need for the development.
- 12.5.1. The applicant has in the submitted documentation outlined the need/justification of the development and the location of the site was necessitated by the need to relocate a structure arising from termination of an existing agreement to locate at that location. In selecting the site retaining the existing coverage was considered essential and also to remain in the general vicinity of the current mast. Although the issue of visual impact will be specifically addressed it is noted that the general area is relatively elevated in the context of the Kinsale area and the historic centre of the town.
- 12.5.2. There is no substantive evidence within the application or appeal regarding any suitable alternative sites available within the wider area. Having reviewed the information submitted, I am satisfied that the applicant has demonstrated an

adequate technical justification for the proposed development. There is recognition in national guidance that upgrading of telecommunications is necessary and changes arising from the ongoing and future roll out of 4G and 5G technologies require development of new locations which vary in the range of coverage provided and the increased use of shared facilities and replacement of existing sites which may not address the changing requirements.

12.5.3. On the basis of the information submitted the need therefore for an improved telecommunications network is accepted and the planning authority would also appear to recognise this. It is also noted the applicant is making provision for sharing the proposed development and in this regard the proposal largely is in compliance with National guidance and the provisions as set out in the CDP.

12.6. Impact on visual amenity

12.6.1. The primary issue in relation to this appeal is the impact on visual amenity and this is reflected in the planning authority's decision to refuse permission.

12.6.2. In the assessment of the proposal the planning authority contention was that the initial height of 27 metres was too high, a reduction to 21 metres was requested and the revised height of 24 metres was considered to be excessive and detrimental to visual amenity. The basis of this assessment that the revised proposal reduced to 24 metres in height would seriously injure the visual amenities of the area, would not fit appropriately into the High Value Landscape, would be a visually discordant feature, would visually impact on the approach roads into the town where visual impacts should be minimal and would conflict with the objectives GI 14-9 and GI 14-15 and Para.13.8.3 in the Cork County Development Plan 2022.

12.6.3. The appellant has raised issues in relation to the designation of the site as High Value Landscape, that in overall visual impact is not significant and must also be weighed against the overriding need to provide essential infrastructure.

12.6.4. In general, in relation to visual impact, it is and must be accepted that a structure of the height proposed cannot be fully screened and will be visible even with a reduction of height to 24 metres and also at a height of 21 metres.

12.6.5. The issue, therefore, is not that there is no visual impact but is the level of impact considered to be significant. Reference is made to the issue of visual analysis carried out and the assessment of visual analysis. In terms of design the proposal is

for a monopole and not a lattice type structure which reduces the level of impact. The locations chosen for visual impact analysis cover a range of locations in the area and do indicate that the mast will be visible in particular near the site itself and from other locations to varying magnitudes of visibility from many of the identified locations. In some locations all and part of the mast structure will be visible.

12.6.6. Based on a site inspection the mast will be visible from locations in the area but the impact must be considered in the context of the receiving landscape which is site on the fringe of a built up area and also that there is an adjacent building immediate to the site and also other industrial and business related buildings in the general vicinity.

12.6.7. The primary visual impact will be approaching the town from the R605 where the subject site and the adjoining lands are relatively elevated when viewed from this route as are existing industrial and business premises. It will also be visible from other locations including the residential area to the north but placement of buildings in the general locality will make this visibility intermittent and partial as in many locations it will be the upper section of the mast structure which will be visible. In relation to views from the historic core of the town and also along the coastline visibility is more distant and it is important to consider that the site forms part of a landscape which is part of landscape which is a built up area.

12.6.8. In this context although the site is part of a designated High Value Landscape it is important to consider that the High Value Landscape extends along the entire coastline of the county and incorporates many urban areas and extends inland from the coastal area. I note the appellant's reference in the grounds of appeal questioning whether the site should have such a designation and I would also question inclusion of all urban areas with a mix of uses including industrial areas warrant this designation. I would note that the actual reason for makes reference to the proposal would not fit appropriately into the High Value Landscape and would be a visually discordant feature but this could equally apply to any location in the town and wider surrounding area. It would equally be important to consider that if modern telecommunication infrastructure is to be accommodated which it is an objective of the CDP to provide for such installations have to provided preferably in urban areas in particular areas currently zoned for industrial uses and currently in use for industry and business enterprises which applies in relation to the subject site.

12.6.9. It is equally difficult to consider that sites accommodating a monopole of the height proposed would be available which are not visible from approach roads to the town and the structure will be visible from the R605. I accept that the planning authority are correct in endeavouring to minimise visual impact from approach roads but these structures are by their nature and height difficult to screen from view and given the receiving landscape and adjoining development, the monopole design and reduced height to 24 metres is acceptable in relation to visual impact.

I do not therefore consider that the visual impact would be such as to significantly and adversely impact on the visual amenity of the area given it will be a pole type structure. The overall conclusion is that the receiving landscape is capable of absorbing and moderating visual impact.

12.7. Residential impact

12.7.1. Specifically in relation to residential amenity it is well recognised that placing infrastructure of this nature is challenging and this is reflected in the advice contained in Section 4.3 of the Telecommunications Antennae and Support Structures Guidelines.

12.7.2. The appeal site is not immediately adjacent to existing residential development, the nearest residential development is approximately 90 metres to the north of the proposed structure. In terms of impact the vast majority of residential development to the north is removed from the proposed structure. The proposal and in particular the upper section of the mast will be visible and a noticeable visual presence to the residential area but the site is in an area where there is a mix of uses but the predominant uses are non-residential and adjoins an industrially related structure.

12.7.3. Notwithstanding that the mast structure will be visible given the separation distance and the monopole design I do not consider that the proposal will to any significant degree adversely impact on residential amenities.

12.7.4. Specifically in relation to the issue of health both in relation to human health which is raised in an observer submission I note the concerns raised in relation to health matters. This however is an issue which Circular Letter: PL 07/12 has addressed and clearly states that this is regulated by other codes and is not a matter for the planning process. Based upon this Circular, there can be no reasonable consideration given to this issue in this assessment. The Board is limited to

considering the location and design of the proposed development, with due regard to the provisions made in the Guidelines to such matters, primarily in relation to other impacts and but not health related matters.

12.8. Built Heritage

12.8.1. The location of the proposal is on the fringe of the urban area and removed from the core historic centre of Kinsale, important historic heritage structures and the Architectural Conservation Area of the town and located on an industrial site. in relation to heritage the site presents no adverse impact to Kinsale's heritage.

13.0 Recommendation

13.1. I recommend that permission be granted.

14.0 Reasons and Considerations

Having regard to

- National Planning Framework,
- The current Cork County Development Plan 2022-2028,
- The Telecommunications Antennae and Support Structures-Guidelines for Planning Authorities 1996 and Circular Letter PL07/12, and
- The scale and design of the proposed development,

it is considered that the proposed development would be in accordance with National Policy for telecommunications infrastructure and the current Cork County Development Plan 2022-2028. It is also considered that, subject to compliance with the following conditions, the proposed development would not adversely impact the character of the area or be seriously injurious to the visual or residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

15.0 Conditions

1.	The development shall be carried out and completed in accordance with
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	<p>the plans and particulars lodged with the application on the 21st June 2023 and 7th December 2023 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The Mast structure shall not exceed 24 metres in height as indicated in drawings and documentation submitted to the planning authority on the 7th December 2023</p> <p>Reason: In the interest of clarity and visual amenity</p>
3.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p>Reason: In the interest of public health.</p>
4.	<p>The developer shall allow, subject to reasonable terms, other licensed mobile telecommunications operators to co-locate their antennae onto the subject structure.</p> <p>Reason: In order to avoid the proliferation of telecommunications structures in the interest of visual amenity.</p>
5.	<p>Details of the specific colour finish for the telecommunications structure shall be submitted to and agreed in writing with the planning authority prior to commencement of development. The applicant shall also submit to and agree with the planning authority prior to commencement of development a landscaping scheme for the site which shall include an enhanced screen boundary.</p> <p>Reason: In the interest of the visual amenities of the area and to protect residential amenity.</p>
6.	<p>The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and,</p>

	<p>notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.</p> <p>Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.</p>
7.	<p>No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site without a prior grant of planning permission.</p> <p>Reason: In the interest of the visual amenities of the area</p>
8.	<p>The telecommunication support structure can be fitted with suitable obstacle lighting as close to the top of the structure as possible and visible from every angle in azimuth and shall fully comply with the requirements of the Irish Aviation Authority in relation to such lighting.</p> <p>Reason: In the interest of orderly development and public safety.</p>
9.	<p>On decommissioning of the telecommunications structure, the structure and all ancillary structures shall be removed and the site reinstated at the developer's expense.</p> <p>Reason: In the interest of clarity.</p>
10.	<p>The construction of the development shall be managed in accordance with the Construction Management Plan to be submitted to and agreed with the planning authority prior to the commencement of any development works on the site.</p> <p>Reason: in the interest of public safety and residential amenity.</p>

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.

. Derek Daly
Planning Inspector

31st May 2024