



An
Coimisiún
Pleanála

Inspector's Report ABP-322716-25

Development	Section 254 license for over ground electronic communications infrastructure and associated works.
Location	Kiltegan, Co.Wicklow
Planning Authority	Wicklow County Council
Planning Authority Reg. Ref.	2572
Applicant(s)	Shared Access Ltd
Type of Application	S.254 Licence
Planning Authority Decision	Refuse
Type of Appeal	First Party
Appellant(s)	Shared Access Ltd.
Observer(s)	Alison O'Niell Conal and Liezel Kennelly Elisha & Micheal Foley Declan Troy and Tanya Twyford Troy
Date of Site Inspection	22 nd of November 2025
Inspector	Karen Hamilton

Contents

1.0 Site Location and Description	4
2.0 Proposed Development	4
3.0 Planning Authority Decision	4
3.1. Decision	4
3.2. Planning Authority Reports	5
3.3. Prescribed Bodies	6
3.4. Third Party Observations	6
4.0 Planning History	6
5.0 Policy Context	6
5.1. National Policy	6
5.2. Regional Policy	8
5.3. Wicklow County Development Plan 2022-2028	8
5.4. Natural Heritage Designations	10
5.5. EIA Screening	10
6.0 The Appeal	11
6.1. Grounds of Appeal	11
6.2. Applicant Response	14
6.3. Planning Authority Response	14
6.4. Observations	14
7.0 Assessment	17
7.1. Compliance with Section 254 Criteria	17
8.0 AA Screening	22
9.0 Water Framework Directive (WFD) Screening	23

10.0	Recommendation	23
11.0	Reasons and Considerations.....	23
12.0	Conditions	24
Appendix 1 – Form 1: EIA Pre-Screening		

1.0 Site Location and Description

1.1. The site is located within the village of Kiltegan, east of the N81 within Co. Wicklow. Kiltegan is a small village based around a crossroads with a public house, cafe, GAA pitch and several dwellings. The subject site is located to the south of the public house and is adjacent to the public footpath and an access into a commercial yard. The adjoining road, through the village centre, is a regional route, R747. The speed limit in the village centre is 50kph.

2.0 Proposed Development

2.1. The proposed development comprises of a 15m pole with canister antenna on top, 4 bay cabinet on concrete plinth and all other associated works. The proposal also includes the relocation of an existing planter and bollards along the front of the telecommunications infrastructure.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority REFUSED permission for the licence for one reason as included below:

Having regard to-

- a) The location of the development within the settlement/ core area of Kiltegan Village;
- b) The size, scale and height of the proposed Telecommunications Structure located in a highly visible location along the R-747-444 Regional Road;
- c) The existing residential buildings within the vicinity of the site;
- d) Insufficient evidence to demonstrate that there are not preferable alternative locations in the area, in line with Section 2.4 of Appendix 1 of the CDP 2022-2028;

- e) The 'Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities' issued by the Department of the Environment and Local Government in July 1996, and
- f) The policies and objectives of the Wicklow County Development Plan 2022-2028,

It is considered that the proposed development would have a negative impact on the character and setting of the settlement/core area if Kiltegan Village and would negatively impact on visual amenities and cultural heritage of the area, be contrary to the provisions of the County Development Plan and would set an undesirable precedent for other similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The report of the area planner reflects the decision to refuse permission and notes the following

- The location of the proposed telecommunication infrastructure,
- the applicant's justification to locate at the subject site,
- non-compliance with Appendix 1 of the CDP,
- the third-party submissions,
- the location of residential units,
- the visual impact of the mast and the impact on the historic fabric,
- the traffic concerns raised by the Area Engineer and the location of the site which is not considered to have a negative impact on the traffic movements.

3.2.2. Other Technical Reports

- Roads Area Engineer (Tinahely); Recommends a refusal as the proposed development is located on a public road and as such consent of the Roads Authority is required.

3.3. Prescribed Bodies

None submitted.

3.4. Third Party Observations

A number of third-party submissions were made to the planning authority (PA). These submissions are reiterated within the observations received on this appeal and have been summarised below.

4.0 Planning History

None.

5.0 Policy Context

5.1. National Policy

Telecommunications Antennae & Support Structures Guidelines for Planning Authorities, 1996

- The Guidelines have the status of ministerial guidelines as per section 28 PDA 2000 and, as such, the Board has a duty to “have regard” to them.
- The Guidelines reference the location of masts in upland/mountainous areas, within or in the immediate vicinity of smaller towns or villages and in the vicinity of larger towns and in city suburbs. In terms of visual impact, justification for locating free standing masts within the city suburbs, towns, and villages is required.
- 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.”*
- Care should be given when dealing with sensitive landscapes and other designated areas. Proximity to listed buildings should be avoided.

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.

Climate Action Plan (CAP) 2025

- CAP 2025 to be read in conjunction with CAP 2024, the relevant part being Section 11.2.4.
- Section 10.1.8: Digital Transformation. The CAP supports the national digital transformation framework and recognises the importance of this transformation to achieve Ireland's climate targets.
- The transition towards green and digital societies is highlighted throughout the CAP 2025, as an overarching aim to achieve decarbonisation and net zero commitments.
- Section 15 of the Climate and Low Carbon Development Act 2015 as amended (the Climate Act), obliges the Board to make all decisions in a manner that is consistent with the current CAP.

Harnessing Digital. The Digital Ireland Framework.

- Section 2.1: Enable the physical telecommunication infrastructure and services delivering digital connectivity in line with the National Broadband plan.

National Planning Framework 'Project Ireland 2040'

- First Revision (April 2025)
- National Policy Objective 31: Support and facilitate delivery of the National Broadband Plan as a means of developing further opportunities for enterprise, employment, education, innovation, and skills development for those who live and work in rural areas.
- National Policy Objective 62: In co-operation with relevant Departments in Northern Ireland, develop a stable, innovative and secure digital communications and services infrastructure on an all-island basis.

National Development Plan 2021-2030

- The government recognises that access to quality high speed broadband is essential for today's economy and society.

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

5.2. Regional Policy

Eastern & Midland Regional Spatial & Economic Strategy 2019-2031

- Table 3.1: Enable infrastructure growth through collaboration with providers to deliver telecommunications infrastructure.

5.3. Wicklow County Development Plan 2022-2028

- 5.3.1. The site is located within the settlement of Kiltegan which is a Level 7 settlement (village) within the Wicklow settlement strategy.

5.3.2. Chapter 16– Energy & Information Infrastructure

CPO 16.35: To facilitate and support the roll out of the National Broadband Plan and the development/expansion of communication, information and broadcasting networks, including mobile phone networks, broadband and other digital services, subject to environmental and visual amenity constraints

CPO 16.37: The development of new masts and antennae shall be in accordance with the development standards set out in Appendix 1 of this plan.

5.3.3. Appendix 1 – Development and Design Standards

Section 2.4: Telecommunications

- These standards deal with those telecommunications installations which form part of the requirements for licensed, public mobile telephony and which are

considered to be development in accordance with the Planning & Developments Acts. Operators of broadcast VHF and fixed radio link installations, which support the mobile radio requirements of the emergency services, should, where applicable, take cognisance of these standards.

Need for the new installation

All applications for new antennae shall be accompanied by adequate information to show that there is a requirement for the new installation. In particular, the following information shall be provided:

- Map of the area concerned (minimum 10km radius) showing all antennae operated by the applicant and the applicant's existing coverage in that area;
- Details of antennae operated by other providers in the area;
- Details of the area to be covered by the proposed antennae and technical explanation of the reasons why coverage cannot be provided by existing antennae.

Location

Where it has been proven that there is a need for new / expanded coverage in a particular area, the applicant shall show that all existing masts and support structures in the area have been firstly examined to determine if the attachment of new antennae to existing support structures can provide the coverage required. This will require the submission of:

- A map of all existing support structures in the vicinity of the coverage 'gap'.
- A technical evaluation of the capabilities of these masts to take additional antennae and provide the coverage required.

Once it has been determined that new antennae / antennae support structures are required and colocation on an existing support structure is not feasible, permission will be considered for new support structures and associated base stations subject to the following control criteria.

Locations in settlements

The applicant shall be required to follow a 'sequential' approach to site location i.e. in accordance with the order of priority set out to follow, the applicant must show that

the preferred locations have been examined in the first instance and rejected for specified reasons (commercial competition in this instance will not be acceptable as a reason) and only then, can locations further down in the hierarchy be considered:

- Clustering with existing support structures;
- In industrial estates or on industrial zoned lands;
- Rooftop locations in commercial / retail zones;
- In parks / open space areas ('disguised' masts may be requested in such areas). New support structures shall not be permitted within or in the immediate surrounds of a residential area or beside schools.

New support structures shall not be permitted within or in the immediate surrounds of a residential area or beside schools. Impacts on protected structures, Architectural Conservation Areas, National Monuments or other building / sites of heritage value shall be considered.

Impacts on Protected Structures, Architectural Conservation Area, National Monuments or other building/ sites of heritage value shall be considered.

5.4. Natural Heritage Designations

None of relevance.

5.5. EIA Screening

- 5.5.1. The proposed development is not a class for the purposes of EIA as per the classes of development set out in Schedule 5 of the Planning and Development Regulations 2001, as amended. No mandatory requirement for EIA therefore arises and there is also no requirement for a screening determination. Refer to Form 1 in Appendix 1 of report.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of appeal are submitted from the applicant in relation to the PA refusal and is summarised below:

Introduction

- The PA reason for refusal is noted (decision attached to Appendix 1).
- The planner's report is noted (decision attached to Appendix 2).
- The report of the area planner notes the policies of the plan while also addressing the perceived harm to the general amenity of the area.
- The benefits of providing a modern up to date digital communications connection in Kiltegan area should weigh heavily in favour of the appeal.

Planning History

- There is no planning history on the site aside from the application.
- There is another application in the wider area of relevance (22498). The erection of a 27m high mast for a similar refusal reason. The applicant appealed this refusal although withdraw this appeal.

The proposed development

- The proposal is for a 15m pole with 1 no cannister antenna, 1 no dish and GPS antenna.
- The infrastructure is bespoke, usually deployed for urban areas, is slim and similar to lamp posts.
- Only Three will operate the pole although it can accommodate multiple operators.
- Alternative sites were assessed and it was concluded the site was the most feasible in terms of radio coverage, planning, design and ease of construction.
- In compliance with the National 1996 Guidance the applicant has used the sequential approach to site selection by i) using their own base stations ii)

using an existing telecommunication structure iii) install on an existing building
iv) using small scale equipment and v) erecting in new ground-based mast.

- Within the cell search area there was one existing telecommunications installation. The site is located on a rooftop chimney and is operated by Eir. The applicant cannot locate here due to the size of the equipment, and it is structurally incapable of accommodating the proposal.
- Because there are no suitable existing structures able to accommodate the equipment or a willing landlord.
- Two other locations have been investigated and discounted as one was in close proximity to a memorial stone and another beside an existing primary school.
- There are floodlights associated with the GAA pitch beside the site, and the proposal can assimilate into the wider area.
- The Network Coverage has been assessed in the technical justification assessment.
- The coverage maps illustrate that, in addition to other telecommunications infrastructure, the proposals need to ensure. Three Ireland operates the best possible solution to meet the demands of customers.

Compliance with the Town Planning Policy

- National Policy: NPF 2040 includes 10 no. National Strategic Outcomes to support digital connectivity across the country. NPO 24 specifically highlights the fundamental significance to strengthening rural communities.
- The Guidelines for Telecommunications Antenna Support Structures (1996) provide technical assistance and general planning consideration to be met.
- The appeal is in accordance with Section 1.2 of these Guidelines.
- The important factors are the design and siting, visual impact and sharing/ clustering of facilities.
- The Guidelines state that the size of the cell can vary from 0.5km to 70km depending on the scope of equipment.

- Section 4.5 states that appellants will be encouraged to share and satisfy the authority they have made reasonable efforts to share.

Local Policy

- CPO 16.35 of the development plan states the council will help facilitate telecommunications infrastructure
- CPO 16.36 states the Council will support the national objective to promote Ireland as a sustainable international destination for ICT infrastructure
- CPO 16.37 requires new masts and antenna in accordance with Appendix 1
- CPO 16.38 states the Council will facilitate the development of public wi-fi zones at public places.
- CPO 16.39 states the Council will support and facilitate new structures/ co-working spaces/ reliable high-quality ICT etc.

Case for the Appellant

- The main issues set out by the appellants are as follows:
 - The design, siting and height of the infrastructure is acceptable. The impact of the monopole is substantially less than a lattice type structure. The proposed height allows the maximum amount of coverage from the coverage maps of the RF justification report and height to adhere to the ICNRP. A lower height would be a poor experience. The siting is acceptable along the side of a public road and within the vicinity of a GAA grounds. The scale is consistent with other similar structures. The proposal will not detract from the character or setting of Kiltegan. The planners considered it is in close proximity to the centre which will have a negative impact although the appellant states it is set back and of a slim design.
 - The proposal will not have an adverse impact on the visual and residential amenity and locating the infrastructure in the settlements core ensures a high level of service. Locating the mast set back from the roads edge, beside a semi-commercial setting will ensure service provision and

integrate the infrastructure into the village setting. The residential dwellings are on the opposite side of the road and c. 10-20m from the site.

- The applicant has sufficient evidence in the technical justification report to locate. The applicant follows the sequential approach by looking to upgrade their own base first, use and existing telecommunications structure, install at the top of tall buildings or existing structures, use small equipment and then erect on a new ground-based mast site. The sequential approach follows the guidance in Appendix 1 of the development plan. An agreement could not be made with the GAA to attach onto their floodlight. There are no industrial areas, rooftop locations or other areas which would be appropriate
- The appeal constitutes sustainable development and provides up to date communications networks providing economic, social and environmental benefits.

6.2. Applicant Response

The applicant is the appellant.

6.3. Planning Authority Response

None received.

6.4. Observations

Four observations have been received from residents of Kiltegan. Similar issues have been raised throughout the submissions and can be summarised in common themes below:

Visual Impact

- Inappropriate design and scale.
- Detrimental to the appearance of the village.
- The site is within a landscape designated in the development plan as 'rolling lowlands' and the proposal cannot be fully integrated.

Architectural Conservation Area (ACA)

- The proposal is out of character with the historic character

Health and Safety

- The location close to my home and neighbours, may cause a threat to one's mental, emotional and physical health.

Community work

- Granting permission would be detrimental to work undertaken at a community level.
- There was no community consultation on the proposal.

Reason for Refusal

- The reason for refusal is supported.

Coverage and Justification

- There are adequate fibre broadband and mobile coverage in the village.
- The technical justification is very general with little specific evidence of demand, coverage or customer complaints.
- Inadequate site selection with only one alternative site identified.
- Proposal is in breach of the Telecommunications Guidelines and can only be located here as a last resort.
- The appellant has not demonstrated they have exhausted all other preferred options.
- No substantial evidence provided of attempts to co-locate.
- The coverage maps indicate 4G although the applicant states that 5G is between than 4G. No consistency in the documentation.

Development Plan policy

- The proposal breached Policy CPO 16.37 requiring masts to comply with Appendix 1.

- The proposal conflicts with the landscape protection which is rolling lowlands character area.
- NPO 23 supports rural tourism. Kiltegan is an awards winning status and is an important asset.

Community opposition

- There is a strong community network, and the mast would directly impact the Tidy Towns objectives.
- There are potential environment impacts

Excessive permission duration

- The appellant applied for a 10-year licence and has reduced it to 3 in the appeal. 5G is currently being deployed for 6G so there is a rapidly changing environment.
- An extended permission raised future impacts with more visually instructive.

Environmental and Heritage impact

- The impact on the village 'quaint' setting will be impacted.
- The mast will impact bees, butterflies and bird populations.
- It would set an undesirable precedent.
- The mast would be near a number of protected structures and the local GAA pitch.

Planning Policy Compliance

- The refusal aligns with the NPF, the RSES and local policy

Planners Professional Assessment

- The planning staff recommended a refusal on traffic concerns, visual impact and policy compliance.
- The report represents an understanding of the telecommunications requirements, visual impact assessment, community consultation and sequential site selection.

Appellants Failed Justification

- The applicant has submitted inadequate reports with generic arguments.
- The appeal fails to provide technical information on the 4G vs 5G, actual coverage improvement, community demand evidence and alternative technology.

Other

- The proposal would impact property values.

7.0 Assessment

Having regard to the above and having inspected the site and reviewed all documents on file, the following is my assessment of this case. Issues to be considered in the assessment of this case are as follows:

- Compliance with Section 254 Criteria

7.1. Compliance with Section 254 Criteria

7.1.1. Introduction

7.1.2. The subject site is located within the settlement of Kiltegan, a small village in County Wicklow, c. 6.5km to the east of the N81. The R747 runs through the centre of the village. The site is located along the east of a public footpath and beside the entrance to a commercial yard. To the north of the site is a public house and to the south the GAA pitch and clubhouse. There is a dwelling located on the opposite side of the public road, above the public house to the north and to the rear of the commercial side, c 50m to the east.

7.1.3. The grounds of appeal have been submitted by the applicant in relation to a refusal by the PA for the licence. The PA refused the application for one reason, the significant negative impact on the character and setting of the settlement/core area if Kiltegan Village and would negatively impact on visual amenities and cultural heritage of the area.

7.1.4. In considering an application for a licence under this section a planning authority, or the Board on appeal, shall have regard to the items listed under subsection 254 (5);

- a) The proper planning and sustainable development of the area,

- b) Any relevant provisions of the development plan, or local area plan,
- c) The number and location of existing appliances, apparatuses, or structures on, under, over or along the public road.
- d) The convenience and safety of road users, including pedestrians.

I have addressed each of these requirements separately below.

7.1.5. The proper planning and sustainable development of the area,

7.1.6. The site is located along the edge of a public footpath in the village settlement of Kiltegan, designated as a Level 7 settlement in in the Wexford County Development Plan 2022-2028. Appendix 1 sets out the development criteria for locating telecommunications throughout the County. There are no specific exclusions on the site. The principle of locating telecommunications infrastructure on the site is acceptable in principle.

7.1.7. The PA refused permission for the s.254 licence having regard to the national guidance 'Telecommunications Antennae and Support Structures: Guidelines for Planning Authorities', the location of the site in a village and considered it would represent a negative impact on the visual amenities and cultural heritage of the area. This is further detailed below, although the Commission will note my analysis and conclusion that there is no significant negative visual impact from the proposed development.

7.1.8. Therefore, having regard to the characteristics of the proposed works, along the edge of a public carpark in an urban setting, it is not considered the proposal will have a negative impact on the surrounding area and is in keeping with the proper planning and sustainable development of the area.

7.1.9. Any relevant provisions of the development plan, or local area plan,

7.1.10. Chapter 16 of the Wicklow County Development plan includes policies and objective on information communications and energy. Policies objectives CPO 16.35 of the county plan includes support for the development / expansion of information technology including mobile phone networks subject to environmental and visual amenity constraints. The location of the telecommunications mast at the village is in compliance with the high-level objectives of the CDP subject to environmental and visual constraints. In addition to this policy, CPO 16.37 requires any proposal for

telecommunications infrastructure to comply with specific development standards (need for new installation, location, and location within settlements) as set out in Appendix 1 of the plan as set out below.

Need for the New installation

- 7.1.11. Appendix 1 of the development plan requires the applicant to submit a map showing all antenna in the area (min 10km), details of antenna operate by other providers, and a technical explanation of the coverage require.
- 7.1.12. The applicant states there is one existing telecommunication mast within the cell search area, located on a rooftop chimney and operated by Eir. They state that it is not possible to locate here due to the size of the equipment, and it is structurally incapable of accommodating the proposal. Two other locations have been investigated and discounted as one was in close proximity to a memorial stone and another beside an existing primary school. In addition, the applicant states they approached the GAA, beside the site, although no agreement could be reached. Because there are no suitable existing structures able to accommodate the equipment or a willing landlord, they argue the proposal is needed. Having regard to the location of the site I am satisfied that applicant has investigated all possibilities for alternative sites.
- 7.1.13. The third parties consider there is sufficient coverage in the area for mobile coverage and raise concern the applicant has not submitted sufficient justification for locating the infrastructure in Kiltegan, including customer complaints relating to coverage.
- 7.1.14. The applicants appeal submission refers to the Technical Justification Report submitted with the application and summarised in the grounds of appeal. The applicant's technical justification states that the existing 4G coverage has poor indoor coverage for Kiltgean which will increase to good with the addition of the proposed development. The applicant states that failure to progress the installation will have a negative impact on the Three network for customers.
- 7.1.15. I note the Outdoor Coverage map on the ComReg website ¹ indicates the Three coverage as fair/good. No data is available on the indoor coverage although the applicant does not differentiate between indoor and outdoor coverage. Having regard

¹ [Service Coverage - Commission for Communications Regulation](#) (accessed 25/09/2025)

to this publicly available information and the information contained in the applicant's documentation, I am satisfied that the applicant has include a reasonable justification for the need for a new installation.

Location within settlements

7.1.16. The applicant states that they have utilized a sequential approach when proposing to locate the infrastructure on the public road. They have investigated locating in the GAA pitches, attaching to existing infrastructure has been discounted due to the structural deficiency and now they indicate the need for a new mast at this location. The observers to the appeal state that the applicant has not demonstrated they have investigated all possible options and the report of the are planner notes the requirement for a 10km radius.

7.1.17. The Commission will note the location of the site within a small rural village, beside a public house, commercial yard and a GAA pitch. There is one telecommunication infrastructure they could possibly locate, and the applicant has indicated sufficient information to discount this as a viable option. I note the proposed development is not within the immediate surrounds of a residential area or beside the school. In this regard, I accept the applicant's information that they have discounted other available sites as feasible options to locate the telecommunications infrastructure. In relation to the 10km search area, the development plan specifically refers to the applicant's operations in this area, none are specified. I note the applicant's reference to cell area, as per the Guidelines, and the compliance with the sequential approach as set out in Appendix 1 of the development plan. In this regard, I consider the proposal can comply with the requirements of Appendix 2.4 of the development plan.

Site Layout and Design

7.1.18. The reason for refusal refers to the size, scale and height of the proposed Telecommunications Structure located in a highly visible location along the R-747-444 Regional Road. The third parties are concerned there will be a visual impact on the built heritage and tourism of Kiltegan and the proposed development will have a negative impact on protected structures in the vicinity.

7.1.19. As stated above, the site is in the village centre, adjoining an entrance to a commercial yard and to the north of the local GAA pitches. The design of the mast is a contemporary single pole, 15 m in height, with the potential to attach dishes. It is

stated in the documentation that the dishes will be removed when fibre connection is available. Photomontage drawings submitted with the application illustrate the pole in the absence of any dishes. Whilst these illustrations clearly indicate the pole to be taller than those structures in the immediate vicinity, I consider they demonstrate the proposal will not have a significant visual impact due to the design of the mast, which is similar to those floodlights within the grounds of the GAA pitch.

- 7.1.20. The report of the planners notes the height of the proposed structure and considers it to be out of context and would injure the historic fabric of the existing streetscape. I note the development plan does not list Kiltegan as an Architectural Conservation Area. I note the Record of Protected Structures in the development plan list 6 RPS building in Kiltegan. I note the locations of these within the settlement and that these are not located directly adjacent to the site, nor where they visible from the proposed locations. I note neither the planners report nor the observers' specific which structures to be directly affected. To this end, having regard to the location of the site and the design of the structure, I do not consider the proposal would have a negative impact on any protected structure or the built heritage of Kiltegan.

Duration of permission

- 7.1.21. Appendix 1 of the development plan states that, having regard to changes in technology, permissions for antennae and support structures shall only be granted for 5 years. The Commission will note Circular Letter PL 07/12 revised the Guidelines and states that 'Only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life'. No exceptional circumstances have been submitted indicating the need for a temporary permission. I do not consider that a temporary condition should be included in any grant of permission.

Other

- 7.1.22. Applicants are required to furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines. The application was accompanied by a statement of ICNIRP and EU RED Compliance.
- 7.1.23. **The number and location of existing appliances, apparatuses, or structures on, under, over or along the public road.**

7.1.24. There are a number of streetlights within the village centre, to the north of the site. These have a traditional design. There are a number of large floodlights within the GAA pitch adjoining the site. Furthermore, it was noted from site inspection the location of standard streetlighting along the R747 adjoining the site. There were no further appliances or structures at the entrance to the commercial yard or adjoining the proposed site. I do not consider the telecommunications infrastructure will lead to a proliferation of appliances, apparatuses, or structures on, under, over or along the public road.

7.1.25. **The convenience and safety of road users, including pedestrians.**

7.1.26. The report of the Roads Engineer for the area recommends a refusal based on the absence of consent from the road's authority. The report of the area planner notes this recommendation although note the location on a public road is not considered a planning matter in this instance. On review of the area engineer report, the area planner notes no concerns that the proposal would result in a serious traffic hazard for both road users or pedestrians in this location and therefore can be considered acceptable. I note the proposed location of the telecommunication mast and associated infrastructure is set back from the public footpath, beside the entrance and I do not consider the location of this telecommunication infrastructure would cause any inconvenience or impact the safety of road users, including pedestrians.

7.1.27. **Conclusion**

7.1.28. Therefore, having regard to the policies and objectives of the development plan, the siting and massing of the proposed works, the applicant's justification for locating the proposal at this location and absence of any significant negative visual or residential impact, I consider the proposed development acceptable.

8.0 **AA Screening**

Having regard to the modest nature and scale of the proposed 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.

9.0 Water Framework Directive (WFD) Screening

Having regard to the modest nature and scale of the proposed development, it is concluded on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

10.0 Recommendation

I recommend that permission is GRANTED for the proposed licence in accordance with the following reasons and considerations.

11.0 Reasons and Considerations

Having regard to:

- a) The provisions of section 254 of the Planning and Development Act, 2000, as amended,
- b) the applicant's justification for telecommunications infrastructure on this site and the strategic and locational advantage for delivering digital connectivity for the village of Kiltegan, a designated Level 7 settlement (Village) for County Wicklow;
- c) the government's guidelines on Telecommunications Antennae and Support Structures; Guidelines for Planning Authorities (DEHLG 1996);
- d) the policies and objectives of the Wicklow County Development Plan 2022-2028 specifically Policy Objective CPO 35 and Policy Objective CPO 16.37, Appendix 1, and the overall design of the infrastructure and its minimal impact as demonstrated in the submitted photomontages; and

it is considered that the proposed development would not have a significant negative visual impact on the setting of Kiltegan Village and would be in keeping with the proper planning and sustainable development of the area.

12.0 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>In the event of the telecommunications structure and ancillary structures hereby permitted ceasing to operate for a period of 3 months, the structures shall be removed, and the site shall be reinstated within 3 months of their removal. Details regarding the removal of the structures and the reinstatement of the site shall be submitted to, and agreed in writing, within 3 months of the structures ceasing to operate, and the site shall be reinstated in accordance with the agreed details at the operators expense.</p> <p>Reason: In the interest of the visual amenities of the area</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.

Karen Hamilton

Assistant Director of Planning

05th of January 2026

Form 1 - EIA Pre-Screening

Case Reference	322716-25
Proposed Development Summary	Over grounds telecommunications infrastructure and associated works
Development Address	Kiltegan, Co. Wicklow
In all cases check box /or leave blank	
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	<input type="checkbox"/> Yes, it is a 'Project'. Proceed to Q2.
	<input checked="" type="checkbox"/> No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
<input type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
<input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road	

<p>development under Article 8 of the Roads Regulations, 1994.</p> <p>No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold.</p> <p>EIA is Mandatory. No Screening Required</p>	<p>State the Class and state the relevant threshold</p>
<p><input type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold.</p> <p>Preliminary examination required. (Form 2)</p> <p>OR</p> <p>If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>State the Class and state the relevant threshold</p>

<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	<p>Screening Determination required (Complete Form 3) <i>[Delete if not relevant]</i></p>
<p>No <input type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3) <i>[Delete if not relevant]</i></p>

Inspector: _____ Date: _____