



An
Coimisiún
Pleanála

Inspector's Report

ACP-324316-26

Development	Section 254 licence for the erection of a 21-metre telecommunications pole and associated infrastructure.
Location	Beechmount, Trim Road, Navan, Co. Meath.
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	AL26004
Applicant(s)	Shared Access Ltd.
Type of Application	Section 254 Licence.
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Shared Access Ltd.
Observer(s)	Towercom Ltd.
Date of Site Inspection	9 th day of September 2026.
Inspector	Fergal Ó Bric

1.0 Site Location and Description

1.1 The subject site is located along the western side of the Trim Road, the R161 within the district of Beechmount, a south-western suburb of Navan town. To the east of the site is a two metre public footpath providing connectivity to Navan town centre and the carriageway of the R161. The subject site forms part of the public open space associated with the Beechmount Lawns/Avenue residential development and comprises a grassed area with mature landscaping in the form of trees and shrubs. To the north and south of the site is the public open space area associated with the residential development and further west and north is the internal access road serving the Beechmount Lawns residential development. The site is adjacent to a number of other residential developments including Swanbrook on the opposite (eastern) side of the Trim Road and Balreask Village further south of the subject site. There are a number of mature trees located immediately south and north of the subject site planted along the perimeter of the open space area with a number of shrubs at the northern end of the space and dispersed throughout the open space grassed area.

1.2 The Trim Road has a carriageway width of approximately seven metres at this point with footpaths on both sides and a cycle lane on the eastern side. The Beechmount shopping centre is located further north of the appeal site, there are mature trees located further north and south of the site and a 1.5 metre boundary wall separates the Beechmount Lawns from Balreask Village housing developments.

2.0 Proposed Development

2.1 The development would comprise the installation of telecommunications infrastructure as detailed below:

- Installation of a 21-metre tall telecommunications pole with a diameter of 406 millimetres based on a concrete plinth with concrete foundations below ground level.
- 6 no. panel antennas fixed to the upper section of the pole structure

- Remote Radio units fixed to the pole structure,
- 1 no. 0.6 metre transmission dish attached to the pole at a height of 15.4 metres.
- 1 no. single bay metal cabinet (Signal Grey in colour) on a concrete foundation with dimensions of 0.6 metres wide x 1.575 metres high x 0.6 metres deep.

2.2 The applicants submitted a planning statement as part of their planning documentation. The planning statement outlines the nature of the proposed development, provides a site context, a technical justification supporting the development at this particular location, consideration of alternative sites, consideration of environmental matters, details of compliance with emission limits as set by the International Commission for non-ionising radiation protection (ICNRP), a visual impact assessment including photomontages and details of compliance with national and local planning policy.

2.3 A letter of consent from Meath County Council (Asset Management Section) as landowners of the subject site consenting to the making of a Section 254 licence application on lands within their ownership relating to the proposed telecommunications development.

3.0 **Planning Authority Decision**

3.1 **Decision**

Decision to refuse the license request for the following reason:

1-Having regard to the provisions of Section 254 of the Planning and Development Act 2000 (as amended), the Meath County Development Plan 2021-2027, in particular policies INFPOL56 and INFPOL57, which promote the orderly development and best-practice siting and design of telecommunication infrastructure in accordance with national Guidelines and Circular PL07/12 and objective INFOBJ53, which seeks to secure a high quality of design of masts, towers, antennae and other such infrastructure in the interest of visual amenity, it is

considered that the proposed development would seriously injure the amenities of the area and result in a significant negative residential and visual impact on the surrounding vicinity. Furthermore, the Planning Authority is not satisfied that the site represents a location of last resort. The proposed development would, therefore, be contrary to the policies of the County Development Plan and be contrary to the proper planning and sustainable development of the area.

4.0 Planning Authority Reports

4.1 Planning Reports

- The Planning Authority (PA) set out a number of policies and objectives as set out within Section 6.16.4 within the current Meath County Development Plan that pertain to telecommunications infrastructure. Section 11.8.5 sets out Development management criteria relating to the development of telecommunications infrastructure.
- The PA reference the Telecommunications Guidelines, 1996 and the Panning Circular PL07/12.
- The Planners noted that the applicants submitted a Planning Statement as part of their planning documentation providing a technical justification for the proposals.
- Details of alternative sites were submitted and set out that these alternative locations are not capable of providing the coverage required due to their separation distances and a lack of capacity/structural stability to cater for additional telecoms infrastructure.
- The PA expressed concerns regarding the cumulative impact of the proposals in addition to an existing telecommunications pole approved in 2025 and located approximately 430 metres north of the subject site.
- The PA considered that the proposals would adversely impact the visual amenity of the area,
- The PA noted that the subject site is not located within an Architectural Conservation Area (ACA).

- A Visual Impact Assessment (VIA) including photomontages was submitted as part of the planning documentation.
- The VIA was prepared in accordance with the Guidelines for landscape and visual impact assessment (2013).
- Three viewpoints are assessed as part of the VIA.
- The PA considered that the pole structure would have a significant impact upon the visual and residential amenities of the area by virtue of the open character of the subject site.
- In this instance, the proposed 21 metre height of the pole structure and the absence of built and natural screening from along the R161 renders the proposed telecommunications infrastructure highly visible.
- The development would not assimilate within the surrounding built environment and would be highly visible in the surrounding context.

4.2 Other Technical Reports

None received.

4.3 Prescribed Bodies

None received.

4.4 Third Party Observations

None received.

5.0 Planning History

Subject site:

PT8MH211-In 2025, planning permission was granted for the development of a one-way northbound cycle facility plus widened and improved pedestrian footway on the western site of the R161 between Beechmount Avenue and Balreask Village.

Adjacent lands 430 metres south of the subject site and along the R161

AL21002-In 2021 a Section 254 license was granted to Cignal infrastructure for the provision of a 15 metre free standing telecommunications pole and associated infrastructure. In 2025, this licence was renewed under reference number AL24015.

6.0 Legislative Context

6.1 Planning and Development Act, 2000

Section 254(1) (ee) of the Planning & Development Act, 2000 (as amended), states that a person shall not erect, construct, place or maintain overground electronic communications infrastructure and any associated physical infrastructure on, under, over or along a public road save in accordance with a licence under this section.

Section 254(6)(a) states that any person may appeal to the Board in relation to the granting, refusing, withdrawing, or continuing of a licence.

Section 254(5) states that, in considering an application for a licence, the planning authority, or the Board on appeal, shall have regard to:

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

7.0 Policy Context

7.1 National Guidance

7.1.1 Telecommunications Antenna and Support Structures – Guidelines for Planning Authorities 1996

- Section 4.2: Design and Siting
- Section 4.3: Visual Impact

- Section 4.5: Sharing Facilities and Clustering.

7.1.2 Circular PL07/12 updates sections 2.2 – 2.7 of the 1996 Guidelines. Of note, the 2012 Circular provided that:

- Health grounds should no longer be considered.
- Development contributions for broadband infrastructure should be waived.
- The request for bonds should be replaced with an appropriate condition requiring the removal of the mast.
- Conditions restricting the life of the permission should not be included.
- Separation distances between masts and houses or schools should not be included in development plans.

7.1.3 Circular Letter PL11/2020

Circular Letter PL11/2020 'Telecommunications Services – Planning Exemptions and Section 254 Licences' was issued in December 2020. It advises Planning Authorities that:

- Section 254 of the Act outlines the provisions in relation to the licensing of appliances and cables etc on public roads. Where development of a type specified in section 254(1) of the Act is proposed to be carried out on a public road, approval for the works is required from a Planning Authority by means of the obtaining of a section 254 licence.
- A Section 254 Licence is required for overground electronic communications infrastructure and its associated works, and that such works are exempt from planning permission.
- The exemptions for telecommunications infrastructure along public roads do not apply:
 - (a) where the proposed development is in sensitive areas where there is a requirement for Appropriate Assessment.
 - (b) where the proposed development would endanger public safety by reason of traffic hazard or obstruction of road users.

7.2 Meath County Development Plan 2021-2027

7.2.1 Zoning

The site is zoned A1-existing residential where the objective is 'To protect and enhance the amenity and character of existing residential communities'.

Uses which are permissible within A1 zoned lands include: Residential uses, Community facilities, home based economic activities and utilities.

7.2.2 Section 6.16 Information and Communication Technologies

Section 6.16.4-Telecommunications Antennae

Within this section within the Plan 'The Council recognises the essential need for high-quality communications and information technology networks in assuring the competitiveness of the County's economy and its role in supporting regional and national development generally. It shall be the preferred approach that all new support structures fully meet the co-location or clustering policy of the current guidelines or any such guidelines that replace these, and that shared use of existing structures will be insisted upon where the numbers of masts located in any single area are considered to be excessive.....n accordance with circular PL07/12, the Plan will seek to support applications for telecommunications infrastructure in appropriate locations in compliance with all environmental requirements'.

The following policies and objectives are set out within the Plan in relation to proposals for telecommunications infrastructure:

INF POL 54-To facilitate the delivery of a high-capacity Information and Communications Technology (ICT) infrastructure and broadband network and digital broadcasting throughout the County.

INF POL 56-To promote orderly development of telecommunications infrastructure throughout the County in accordance with the requirements of the "Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities" July 1996, except where they conflict with Circular Letter PL 07/12 which

shall take precedence, and any subsequent revisions or expanded guidelines in this area.

INF POL 57-To promote best practice in siting and design in relation to the erection of communication antennae, having regard to 'Guidance on the potential location of overground telecommunications infrastructure on public roads', (Dept of Communications, Energy & Natural Resources, 2015).

INF POL 60-o assess proposals for the location of telecommunication structures in sensitive landscapes in accordance with the policies set down within the Landscape Character Assessment.

INF OBJ 51-To support the delivery and implementation of the National Broadband Plan

INF OBJ 53-To secure high-quality of design of masts, towers and antennae and other such infrastructure in the interests of visual amenity and the protection of sensitive landscapes, subject to radio and engineering parameters.

Chapter 11-Development Management Standards

Section 11.8.5-Telecommunications and Broadband

DM OBJ 83-To encourage the location of telecommunications structures at appropriate location within the County, subject to environmental considerations.

DM OBJ 84-To require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.

7.3 Natural Heritage Designations

There are no European sites within the subject site nor within the immediate vicinity of the site. The River Boyne Special Area of Conservation (site code 002299) and the River Boyne and Blackwater Special Protection Area (site code 004232) are both located approximately 1.1 kilometres east of the subject site.

7.4 EIA Screening

Please see Appendix 1 at the end of this planning report. Having regard to the relatively modest nature of the telecommunications infrastructure and its location removed from any sensitive locations or features, there is no real likelihood of significant adverse effects on the environment. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

7.5 WFD Screening

The nearest water body to the appeal site is the Swan River which is located approximately 155 metres south-east of the appeal site. The Swan River is a tributary of the River Boyne located approximately one kilometre east of the subject site.

The development relates to the provision of a 21 metre telecommunications pole and associated infrastructure and ancillary works. The detailed development description is set out within Section 2.0 of my report above.

I have assessed the planning documentation and have considered the objectives as set out in Article 4 of the Water Framework Directive which seeks to protect and, where necessary, restore surface & ground water bodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the relatively minor nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

The reason for this conclusion is as follows:

- Having regard to the relatively minor scale and nature of the development.
- The separation distance between the appeal site and the Swan watercourse,

Conclusion

I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (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.

8.0 The Appeal

8.1 Grounds of Appeal

The grounds of appeal have been submitted by an agent on behalf of the applicant in relation to the refusal of permission issued by the Planning Authority for the Section 254 licence. The issues raised are summarised below:

Planning Policy:

- The development is entirely acceptable when assessed in terms of the policies and objectives as set out within the current Meath County Development Plan (MCDP) 2021-2027 as well as other National Planning Guidance.
- INF POL's 56 and 57 which seek to promote the orderly development of telecommunications infrastructure to ensure best practice in the siting and design of such infrastructure. The proposed development accords with these policies as the proposal has been carefully considered and is technically necessary.
- A sequential approach to the site selection was adopted and incorporates design measures to minimise visual impact.
- INFOBJ 53 seeks a high quality of design for telecommunications installations and. The slimline design with a neutral finish will assimilate with existing street furniture within this streetscape and is consistent with the objective of protecting visual amenity having regard to the operational requirements of telecommunications infrastructure.

- The approach adopted by the applicants aligns with the 1996 Telecommunications Guidelines which promotes a balanced approach between the provision of telecommunications infrastructure and the protection of environmental and visual amenity. Key factors within the Guidelines in relation to telecommunications infrastructure assessments relate to design and siting, visual impacts, sharing facilities and clustering.
- The Guidelines acknowledge that the size of a cell area can vary of from 0.5 kilometres to 70 kilometres depending on the type and scope of equipment to be installed.
- Section 4.3 of the Guidelines provides guidance on the siting of new free standing masts, that only as a last resort that they be located within the immediate surrounds of towns and villages. If such a site should be come necessary, sites already developed for utilities should be considered and masts and antennae should be designed and adapted for the specific location. The subject site is one of 'last resort' as there are no suitably available alternative sites, and it is not possible to upgrade an existing site or upgrade and existing structure.
- The Trim Road area is not a town, but a suburban area and the provision of public utilities such as improved digital communications networks should be commensurate with the status as such.
- The applicants have submitted an International Commission on Non-ionising Radiation Protection (ICNIRP) certificate as part of the planning documentation.
- Circular PL07/12 in relation to telecommunications infrastructure provided clarity to PA's/ACP in relation to a number of matters including: To cease permitting telecoms infrastructure for a temporary period; The use of bonds to control the removal of installations is to cease; That decision makers be primarily concerned with appropriate location and design of installations; That they do have competency on health matters which are subject to separate legal codes.

- Section 2.2 within the National Planning Framework (NPF) recognises the new economic opportunities arising from digital connectivity.
- Section 5.1 of the NPF states that a major focus will be on addressing connectivity gaps in communications infrastructure.
- The proposals support two of the ten goals of the NPF, namely improving digital connectivity and encouraging social interaction.

Technical justification

- The site is vital to maintain and improve digital network coverage within the Trim Road area of Navan where a demonstrable gap in coverage currently exists. This results in intermittent coverage and the drop-off of signal coverage.
- The appeal site forms part of a wider network of installations which combine to facilitate the delivery of consistent and reliable telecommunications coverage across Navan, a crucial driver of economic growth and contributes to social well-being.
- The proposed development would provide 3G, 4G and 5G connectivity and would contribute to addressing deficiencies in network performance identified by the applicants within this cell search area.
- Existing coverage within the appeal site area is poor or non-existent, particularly to the west and south of the site. There are no existing installations capable of providing the required uplift in service.
- The proposal would result in a significant public benefit which should weigh in favour of a Section 254 licence being granted.
- A detailed assessment of alternative sites including existing structures has been conducted, all of which have been discounted for technical, operational or planning reasons. The design approach adopted, providing for a slimline narrow profile option finished in a neutral colour would assimilate with the existing street furniture and vertical elements within the landscape. The design approach adopted minimises visual impact while accommodating the technical requirement for antennae to be positioned above the surrounding tree height (approximately 15 metres) to ensure effective signal propagation and consistent with industry best practice.

- The planning documentation submitted by the applicants includes a Radio Frequency Technical Justification Report. This was prepared by a Radio Planner who designs and optimises digital communication networks to ensure sufficient coverage and capacity to meet existing and future demand while ensuring that the minimum number of installations are deployed.
- The Radio Planner assesses how the existing digital communications network is performing. This is done by dividing the geographic area into 'cell areas'. Each telecoms installation is designed to serve a specific area of demand (or cell). This approach ensures that network coverage is delivered efficiently, avoiding unnecessary duplication or overlap between sites and minimising the number of installations.
- Installations outside of the cell search area would not provide effective or efficient coverage as the distance that radio signal can travel is limited, leaving gaps in network coverage which operators seek to fill through the deployment of new installations.
- The area in the vicinity of the appeal site has experienced significant growth in residential development and is identified in the Development Plan for future residential and strategic employment development. The proposed development is required to deliver on the reasonable prospect of uplift required from to fill the existing gap in coverage.
- The cell search area is approximately 250 metres and centred on the Trim Road, and incorporating the Beechmount Shopping Centre.
- Proposed 3G coverage will improve signal coverage level from 'good' to 'excellent' within an area of approximately 400 metres surrounding the appeal site. In practical terms this would mean that customers would be able to access the 3G network at busy time whilst indoors. Areas of uplifted coverage would include along the Trim Road
- Existing 4G coverage in the area surrounding Beechmount Shopping Centre has 'nil' service coverage with patchy areas of 'fair' signal. The means that handsets would not be capable of accessing the 4G network in any reliable way.

- Proposed 4G shows a demonstrable uplift in coverage where there would be at least a 'good' signal in areas up to 300 metres surrounding the appeals site.
- The subject site represents the optimal location in being as far away as possible from surrounding residential dwellings, in an area which is almost entirely residential in nature.
- The height of the pole structure chosen at 21 metres is the lowest possible height in order to gain the required coverage over surrounding trees and built form.
- Modern communications facilities have been classed by government as an essential public service like water and electricity, and these services are required in all areas.
- 3G, 4G and 5G technologies have a range of several hundred metres and, unlike 2G technology which had a range of up to ten kilometres.
- Another existing operating telecoms site located approximately 430 metres further south along the Trim Road, Navan adjacent to the Canterbrook residential development was considered by the applicants and ruled out on the basis that the structure would not have the structural capacity to cater for an additional operator and additional telecoms equipment.
- A lower height structure would not be strong enough to provide adequate wireless broadband and data services.
- A sequential approach was adopted to selecting the subject site in accordance with the City Development Plan Guidance and that offered with in the Telecommunications Guidelines 1996. The operator has already collocated on the six of the thirteen nearest existing telecoms sites. Alternative sites must be within the cell search area, in order to provide adequate wireless broadband coverage. Other characteristics is site selection include to protect residential amenity as much as possible, that the site affords sufficient space to be developed and avoids underground utilities and overhead cables, sufficient pavement space in order to cater for passing wheelchairs or buggies and that there is available power and fibre connections nearby.

- The operator has been unable to find a suitable existing structure in the area to co-locate on an industrial or commercial building.
- The use of a search ring (i.e., c.250m radius) has been used to choose the location of the site.
- The site is on the edge of a residential development rather than in it, there is adequate space to access the telecoms infrastructure, it will assimilate with the existing vertical street infrastructure including the public lighting columns and will not interfere with the existing public utilities or services.
- For operators to serve their blackspots in their network, the location of the telecommunications infrastructure must be located at the site identified.
- The need for improved electronic communications infrastructure, in terms of coverage and capacity is not disputed by the PA.
- A comprehensive and sequential site selection exercise has been undertaken which demonstrates that there are no suitable or available alternatives within the defined search area capable of meeting the technical requirements of the network.
- A new telecommunication mast is required in this particular cell area in order to result in an uplift in communications coverage required.
- The gap in coverage in this cell area has recently been exacerbated with the continuing growth in Navan, most notable of residential development along the Trim Road that has resulted in increased network demands as the number of customers seeking to access the network increases.
- National and local planning policy identifies the provision of high-quality digital communications services as an essential part of infrastructure and as a public utility that should be developed in tandem with the provision of housing, retail and commercial development in the town.

Design and Layout:

- The telecoms support pole would have height of 21 metres and a diameter of 0.406 metres.
- The height of the ancillary ground cabinets would be 1.575 metres, a length of 0.6 metres and a depth of 0.6 metres and finished in a signal grey colour.

- The slender pole design has the added benefit of assimilating within the local environment with the existing mature trees providing screening within the subject site.
- The equipment cabinet is modest in scale and would be located adjacent to the pole structure on a concrete foundation with a small working area to allow for routine maintenance and safe access.
- The proposed development will be visible within the streetscape as illustrated within the photomontages submitted as part of the planning documentation. However, visibility in itself does not render a development unacceptable, nor does it equate to unacceptable harm to visual or residential amenity.
- The appeal site was deliberately chosen along a principal road corridor characterised by existing infrastructure and visual activity. The presence of mature trees in the vicinity, some of which reach heights of approximately 15 metres will assist in softening views of the structure from surrounding areas.
- The land required for the proposed development comprises an area of 3.75 square metres,
- The appeal site is located within a streetscape characterised by a variety of existing street furniture including public lighting columns, traffic signals, signage and mature trees.
- The site is located by a heavily trafficked road and would be viewed in the context of the existing vertical elements and traffic moving along the Trim Road.
- The development is designed to serve a single operator. The slimline nature of the pole reflects a deliberate design choice to minimise visual impact. However, this limits the structural capacity to accommodate additional operators. Telecoms equipment is substantial in weight and slimline pole structures are not capable of supporting multiple operators without significantly increasing scale and visual impact. As such, the proposal represents the most proportionate design response balancing operational requirements with visual amenity considerations.

- The subject development would not encroach upon public footpaths or with the safe environment for pedestrians or road users.
- The existing tree cover in proximity to the subject site will assist in partially screening the development.

Visual and Residential Amenity:

- The nearest residential properties are located approximately 20 metres from the subject site, on the opposite side of the Trim Road.
- There are no schools, hospitals or other sensitive receptors within 250 metres of the subject site.
- The site is located on lands zoned existing residential in the MCDP 2021-2027 where the objective is 'To protect and enhance residential amenity and character of existing residential communities'. In principle the development of utilities infrastructure, which would include telecommunications installations is acceptable in principle under this zoning objective.
- The wider area is largely characterised by residential land uses, with limited availability of available land that would be considered suitable for siting telecommunications infrastructure due to matters of physical constraint, vehicle and pedestrian movement, landscaping and street furniture.
- The development is designed to serve a single operator. The slimline nature of the pole reflects a deliberate design choice to minimise visual impact. However, this limits the structural capacity to accommodate additional operators. Telecoms equipment is substantial in weight and slimline pole structures are not capable of supporting multiple operators without significantly increasing scale and visual impact. As such, the proposal represents the most proportionate design response balancing operational requirements with visual amenity considerations.
- The mast will be visible but will not be overbearing, dominant or visually obtrusive to the degree as suggested by the PA.
- It is not accepted that the development would 'seriously injure' the amenities of the area.

- Detailed drawings and computer-generated images have been provided which illustrate the visual and residential impacts that would arise from the proposed development. These impacts are overstated by the PA, would not be unacceptable and would not seriously injure visual or residential amenity.
- The development has been designed and sited in accordance with best practice, impacts on visual amenity are limited and proportionate when considered in the context of the operational requirements of the installation.
- The appearance of the proposed structure would not seriously impact the visual or residential amenity of the area nor form an obtrusive feature within the surrounding area.
- The proposals provide for an appropriate balance between environmental/visual impact and technical and operational considerations.
- There are mature and semi-mature trees located in the vicinity of the site with heights of up to approximately 15 metres. The trees provide visual containment and screening within the area. Saplings have been planted immediately adjacent to the appeal site and would in time provide screening to the lower sections of the proposed telecoms infrastructure.

Alternative Sites/Location of last Resort

- Sections 4.12 to 4.33 of the Planning statement, submitted as part of the planning documentation provides an explanation of the cell search area, an overview of the sequentially based assessment of the site selection process undertaken by the applicants.
- This included an assessment of existing telecoms installations.
- The assessment concluded that no existing sites could be upgraded, by means of upgrade or sharing arrangements. and that there are no tall buildings within the defined cell search area that could accommodate the proposed development.
- Existing sites are either too far from the target coverage area or structurally incapable of supporting additional operators. Accordingly, a new ground based installation is required to deliver the necessary coverage improvements.

- Thirteen other ground based sites were considered by the applicants in the vicinity of the subject site but ruled out for a number of reasons including due to insufficient pavement space to accommodate the development, proximity to and being overlooked by residential properties and non-availability of power cabling in proximity to the site. The site selection assessment followed a sequential methodology in accordance with national policy and industry best practice including consideration of upgrading existing Three Ireland installations, consideration of sharing existing telecoms structures operated by other providers, consideration of rooftop installations or other structures and identification of new ground based sites. The applicants state that all reasonable alternatives have been explored and the appeal site represents the only suitable, available and technically viable location of delivering the required uplift in coverage in this cell area.

Other Issues:

- In the event that the inspector disagrees with the position of the applicants and identifies a level of harm associated with the siting and appearance of the proposed installation, this should be weighed against the established and recognised benefits of providing a public utility in the form of next generation digital communications coverage across a significant part of Navan.
- The refusal reason solely relates to matters of visual and residential amenity and whether the site represents a location of last resort.
- The benefits of providing enhanced digital connectivity would include economic benefits for local businesses to operate effectively through access to modern communications, helping to maintain and increase local employment opportunities,
- Social benefits allow for more flexible working patterns, would improve coverage within the wider area, enhance personal safety and security, provide greater coverage to vulnerable groups who may be unable to participate in certain activities.
- Enhanced mobile communications would assist in reducing the need to travel by enabling modern working practice such as greater home working, reducing pressure for the provision of office space, through more efficient and flexible use of existing accommodation

9.0 Applicant Response

The applicant submitted further correspondence to the Coimisiún by email on the 29th day of July 2026 including details of consent from the landowners, layout and elevation plans of the proposed development as well as correspondence from the Active Travel Unit within Meath County Council regarding the development of a widened footpath and cyclepath along the western side of the R161.

10.0 Planning Authority Response

The Planning Authority issued a response to the first party appeal where they set out the following:

- The matters raised within the applicants' appeal statement have been fully considered and addressed in the Planners Report.
- The Planning Authority (PA) relies on the assessment and conclusions as set out within the Planners Report in response to the first party appeal.
- The PA has concerns over the location of the telecommunications structure. The proposed location is a particularly open area and would result in the structure being highly visible within the streetscape.
- The development lies within the Navan cycle scheme-Beechmont to Balreask Manor for the provision of walking and cycling infrastructure for active travel along the R161. The scheme provides for the development of a two-way cycle facility and upgraded footpath infrastructure on the western side of the R161 between Beechmont and Balreask Manor.
- The subject site is located in proximity to an existing telecommunications pole structure, which was renewed in 2025 under licence, planning reference AI24015 for a telecommunications pole, located approximately 430 metres south of the subject site along the R161.
- The PA request that the Coimisiún uphold the decision of the PA to refuse permission in this instance.

11.0 Observations

Two observations were received from the same telecommunications provider (Towercom), one on the 15th day of June 2026 and an updated observation on the 11th day of August 2026 who raised the following issues:

- The observers manage an existing telecommunications portfolio in Ireland and facilitate the co-location of multi-operator infrastructure, thereby reducing the demand and proliferation of telecommunications structures throughout the Country.
- The observers state that in their initial observation to the Coimisiún dated 15th day of June 2026, that they had provided details of a nearby 24 metre tall lattice type telecommunications structure at the Eir Exchange, Carriage Road Navan, further north of the subject site.
- The observers now state (on the 11th day of August 2026) that the proposed site is approximately 650 metres south of the subject site rather than approximately 500 metres removed from the subject site as outlined in their initial observation (dated 15th day of June 2026).
- A map to this effect has been submitted and the observers state that the 24 metre structure currently hosts two mobile operators, Eir and Vodafone, the site has potential for further site sharing and co-location for telecommunications equipment and continues to be available to interested operators and could accommodate additional telecoms equipment, if required.
- The observers Structural Engineer confirms that there is sufficient capacity available on the 24-metre lattice tower structure and that its foundation has been designed to accommodate the full configuration for three mobile operators' equipment and capacity for future network equipment advances.
- The observers also reference the proximity of the subject site to an existing telecommunications pole, which was renewed in 2025 under licence, planning reference AL24015 for a telecommunications pole, located approximately 430 metres south of the subject site along the R161 which may also be available for co-location.
- The existing telecommunications support structures in the area may be utilised to adequately provide coverage into the target area.

12.0 **Assessment**

I consider the main issues relevant to the assessment include:

- Compliance with Section 254 Criteria.
- Appropriate Assessment.

13.0 **Compliance with Section 254 Criteria**

13.1 **Introduction**

13.1.1 The subject site is located within an area of public open space associated with the Beechmont lawns residential development and also adjacent to the edge of a public road and footpath on the western side of the Trim Road, The R161 on the southern perimeter of Navan, approximately 1.1 kilometres south of the centre of Navan town. The proposal provides for the erection of a slimline telecommunications pole structure and associated cabinets which are to be located on the western side of the R161 regional route connecting Navan with Trim. The telecoms infrastructure would be located with the area of public open space adjacent to the Beechmount Lawns and Swanbrook residential developments located west and east 9on the opposite side of the R161) of the subject site. The ground levels within the subject site are consistent with those of the R161 and the internal access road within the Beechmount residential development.

13.1.1 Section 254 (5): 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.

13.2 The proper planning and sustainable development of the area

- 13.2.1 The site is located within an area of public open space associated with the established Beechmount Lawns residential development adjacent to the edge of a public footpath and which are zoned existing residential (A1) in the current Meath County Development Plan 2021-2027 where the zoning objective is 'To protect and enhance the amenity and character of existing residential communities'. As per the land use zoning matrix, public utilities are among the uses that can be considered on lands zoned for residential purposes. Therefore, the principle of the development is permitted in principle subject to other development management criteria being adhered to, as will be detailed within the assessment below. The proposed development includes the erection of a slimline telecoms pole (21 metres in height) and associated cabinets and the erection of telecoms antennae and dishes. It is stated that the pole structure can only facilitate a single telecommunications operator.
- 13.2.2 A Planning Statement and a visual impact assessment including photographic images were submitted as part of the planning documentation. The impact on the residential and visual amenity has been assessed by the Planning Authority (PA). The PA considered the proposal would have a significant adverse visual impact upon the area, given the open nature of the subject site from the R161 and would also adversely impact the residential amenity of the neighbouring residential properties. I note the illustrations submitted which include viewpoints of the proposed telecommunications infrastructure from three locations, two to the north one from each side of the R161 and one from the south, from the opposite side of the R161. The level of effect within the local streetscape was assessed by the applicants as varying between moderate/low to negligible, due to the presence of the existing built environment, the existence of mature trees in the vicinity of the site and the existence of vertical infrastructure including streetlight columns along the R161 adjacent to the site. However, I consider that viewpoints 1.1 and 3.1 taken from the north of the site further along the R161 demonstrate that the proposed telecoms infrastructure (in particular the 21 metre tall telecommunications pole structure) would be visually prominent within the local streetscape when one traverses in a north to south direction along the R161. I also note that the applicants have not submitted any viewpoints from the west of the site, from the internal access road serving the Beechmount residential development which would provide an aspect

from the adjacent residential dwellings within the Beechmount Lawns residential development. On balance, I consider that some of these illustrations (particularly viewpoints 1.1 and 3.1) indicate a potential adverse impact on the visual amenity within the surrounding streetscape, particularly when the proposed telecommunications infrastructure is viewed from a northerly perspective.

13.2.3 The Section 254 Licence was refused by the PA for the reason of negative impact on the visual and residential amenities of the area and that the infrastructure would constitute a visually obtrusive element in the streetscape. The PA did not reference an overconcentration of telecommunications infrastructure in the vicinity of the site within their refusal reason. However, it was something that was specifically referenced within the PA's planning appeal observation and also in the third-party observation received by the Coimisiún. However, consideration of alternative telecommunication sites was considered in detail by the applicants and the PA. This issue of existing alternative telecoms sites in this vicinity will be specifically addressed in Section 13.4 below.

13.2.4 The applicants set out that the appeal site is not particularly prominent, on the edge of a local carriageway and footpath, in proximity to existing vertical infrastructure including streetlight columns and mature trees with a height of up to approximately 15 metres. They also state that the proposals would by virtue of the slimline design of the telecoms supporting pole structure and the relatively modest scale of the associated telecoms cabinets, antennae and dish infrastructure, that the proposals would not adversely impact upon the visual or residential amenities of the area. The applicants set out that the nearest dwellings are located approximately twenty metres east of the site, within the Swanbrook residential development on the opposite side of the R161. This is an accurate statement however, the applicants have failed to reference the dwellings within the Beechmount Lawns residential development, located approximately 33 metres west of the proposed telecoms infrastructure and which directly face towards the proposed site, particularly dwellings number 2-4 inclusive. A viewpoint image from the curtilage of these dwellings would have been useful in terms of providing a more robust visual assessment of the proposals.

13.2.5 The PA considered that the telecoms pole and ancillary infrastructure would adversely impact the visual and residential amenities of the area and refused the

licence for reasons of adverse visual and residential amenity and that the site did not represent a location of last resort. The Planning Authority considered that the proposals would be contrary to Policies INF POL's 56 and 57 and objective INF OBJ 53 within the current Meath County Development Plan 2021-2027 regarding the promotion of orderly development and best practice siting and design of telecommunications infrastructure in the interest of visual amenity and in accordance with national telecommunications guidance including Circular PL07/12.

13.2.6 I note the existence of the mature deciduous trees immediately south and north of the development. However, I also note that the site is particularly open and visible to the east towards the Trim Road and is, therefore, particularly visually prominent from the east and south-east of the site. I accept that the mature trees would provide screening of the development from a southern perspective however, the site and the proposed pole structure by virtue of its 21 metres height would be visually prominent when viewed from the west (from the dwellings within Beechmount Lawns) and from the east and south-east as one walks/cycles/drives in a southerly direction along the R161. I note that no photographic images from a westerly perspective towards the subject site have been submitted by the applicants, which is unfortunate. The applicants reference the existence of other vertical structures/features in proximity to the subject site in the form of streetlight columns and mature trees within the open space are part of the Beechmont Lawns residential development.

13.2.7 However, on balance, I consider that the 21 metre tall telecommunications pole structure and ancillary telecoms infrastructure would represent a visually obtrusive element within the local public realm. Notwithstanding the argument put forward by the applicants that the proposals would result in additional benefits to the area in terms of providing greater certainty and reliability in terms of broadband connectivity and mobile calls for local residents which they state at present is patchy and not reliable and would afford local users greater levels of mobile data and call service, which they state are poor in this cell area at present. From a perusal of the ComReg website and their outdoor coverage mapping, the claim of poor coverage for 3G, 4G and 5G customers is not supported. The coverage mapping within the ComReg website which is stated to be based on data submitted by the mobile operators (including Three Ireland) in May 2026 where the coverage for 3G, 4G and 5G customers is stated to be 'good'. Therefore, I am not satisfied that the current

proposals are justified in terms of a gap in the local network services provision for 3G, 4G and 5G customers as set out by the appellants. Therefore, based on the information submitted, the applicants have not demonstrated that the proposals would assist in supporting the implementation of National guidance and local policy, including policy 6.16.4 regarding supporting telecommunications infrastructure the facilitation and improvement of telecommunications coverage and systems in this locality.

13.2.8 In conclusion, having regard to the characteristics of the proposed works and in particular the height of the 21 metre telecommunications support pole structure, the openness of the site from a westerly, easterly and north-easterly perspective, the proximity of and perspective of the dwellings within Beechmount Lawns which would directly face towards the subject site, I consider that the development would adversely impact the visual and residential amenities of the area and, therefore, that the proposals would be contrary to the proper planning and sustainable development of the area.

13.3 Any relevant provisions of the development plan, or local area plan,

13.3.1 Section 6.16.4 within the current Meath County Development Plan provides guidance for the appropriate location of telecommunications infrastructure. In this regard any proposal is required to:

- Facilitate co-location of antennae with other operators.
- Ensure that telecommunications installations take cognisance of the Planning Guidelines Planning Guidelines for Telecommunications Antennae and Support (DECLG, Circular Letter PL07/12) and in relation specifically to new free standing masts and antennae, locations in the immediate proximity to residential areas, schools and other community facilities will only be considered where all other more suitable options, including opportunities to locate on tall buildings, rooftops and co-location with existing masts, have been exhausted following an evidenced based evaluation of potential sites. comply with national guidelines.

13.3.2 There are a number of specific policies and objectives within the Development Plan which are relevant to the proposals, namely INFPOL 56, INFPOL 57 and INFOBJ 53 which relate to the promotion of orderly development of telecommunications

infrastructure in accordance with the 1996 Telecommunications Guidelines and the Circular PL07/12, promoting best practice in siting and design of overground telecommunications infrastructure and to secure a high quality of design for telecoms infrastructure in the interest of visual amenity.

- 13.3.3 The application was accompanied by a planning statement and a Radio Frequency Technical Justification Report (RFTJR) which includes a map of existing telecommunications infrastructure within the vicinity of the appeal site. Thirteen existing telecom sites are identified, ranging in distance from 0.4 kilometres from the subject site and up to 2.9 kilometres from the appeal site. Most of the thirteen sites were ruled on the basis as being unable to provide adequate 3G, 4G and 5G coverage to the specific cell area, stated to be within a 250 metre radius of the subject site in this instance. The applicants have also not referenced the possibility of utilising the rooftop of the adjoining Beechmount shopping centre, which is located approximately 55 metres north-west of the subject site at its nearest point. This is a two-storey building with a hipped roof which has a maximum ridge height of between eight metres and nine metres. The applicants have not set out if the rooftop of this adjacent commercial building would be suitable for the location of their proposed telecommunications infrastructure or if there are impediment to the consideration of this alternative site in accordance with the provisions of DMOBJ84 within the Development Plan.
- 13.3.4 The proposed development will also be in proximity to a permitted one-way northbound cycle facility plus a widened and improved pedestrian footway along the western side of the R161 between Beechmount Avenue and Balreask Village. From the Site Layout submitted by the applicants as part of their planning documentation, it is unclear if the permitted active travel scheme would be impacted by the proposed telecommunications pole and ancillary infrastructure development, which would provide continuity of the existing walkway cyclepath located immediately north of the subject site and providing improved active travel connectivity between the Beechmount area and Navan town centre. Therefore, based on the information submitted it is unclear if the proposals would cause any obstruction to pedestrians or cyclists in this vicinity. In addition, a visual impact assessment, including photomontages was submitted as part of the planning documentation which

illustrates that the proposed 21 metre tall telecommunications pole structure would be visually prominent from the easterly and north easterly viewpoints submitted.

- 13.3.5 I note from the additional correspondence as submitted by the applicants to the Coimisiún on the 29th day July 2026 which includes a typical cross section of the proposed widened footpath and cycleway that the width of this infrastructure would reach approximately six metres on the western side of the R161 carriageway and that the Active Travel unit within their email correspondence with the applicants. The Active Travel Section within MCC specifically reference 'encroachment of the installation foundation into the scheme footprint'.
- 13.3.6 Fig 1.1, Fig 2.1 and Fig 3.1 represent the three viewpoints submitted from where photomontages of the proposed development have been taken from. I note that no viewpoints from a westerly perspective were submitted, this perspective would be from the adjacent Beechmount Lawns residential development, a number of these dwellings directly face towards the subject site and the development would be considered to have an adverse visual amenity and residential amenity impact from the western perspective, which the applicants have not duly considered as part of their assessments.
- 13.3.7 The subject site is zoned A1-existing residential amenity. Notwithstanding that public utilities are acceptable in principle within A1 zoned lands, the zoning objective seeks to 'Protect and enhance the amenity and character of existing residential communities'. Based on the information submitted, I am not satisfied that the applicants have demonstrated that they would either protect or enhance the amenities of the residents within the adjacent Beechmount Lawns residential development, particularly their public open space and the fact that these dwellings, specifically numbers 1-4 Beechmont Lawns would face directly towards the proposed 21 metre tall telecommunications pole and associated ground cabinet infrastructure.
- 13.3.8 Overall, I am not satisfied that the proposed development complies with the guidance in Section 6.16.4 of the current County Development Plan 2022-2028, in relation to quality design, residential and visual amenity considerations being taken into consideration, demonstrating compliance with INF POLs 56 and 57 and INF OBJ 53 and DMOBJ 84 regarding the promotion of orderly development and best

practice in siting and design of telecommunications infrastructure and protecting visual amenity and supporting the development and expansion of telecommunications infrastructure, facilitating co-location and that the proposals would not be in compliance with the provisions of the Telecommunications Guidelines, 1996 and the Planning Circular PL07.12.

13.4 The number and location of existing appliances, apparatuses, or structures on, under, over or along the public road.

- 13.4.1 The Trim Road, the R161 is a relatively long wide road with a carriageway width of approximately seven metres with a footpath along its western side and a footpath and cyclepath along its eastern side. Aside from the standard public lighting columns along the western and eastern sides of the R161, there are a number of mature trees, further south and north within the Beechmount Lawns public open space area which are stated to be up to a height of approximately 15 metres. The applicants set out that there are a number of established vertical features (referenced above) adjacent to the subject site, albeit that the building height in the area is largely two storeys, that being within the adjacent residential developments.
- 13.4.2 The applicant submitted a detailed assessment of thirteen existing alternative telecommunication sites within a 2.9 kilometre distance of the subject site. The applicants set out that at six of the existing potential alternative sites, that the operator (Three Ireland Ltd) is already operating/co-locating and that they are located outside of the search ring of c.250 m in order to achieve the 3G, 4G and 5G high speed data and voice call requirements that customers expect. Therefore, these sites could not be considered further. Six of the other locations where other telecommunications operators are located are also located outside of the search ring of c.250 m in order to achieve the 3G, 4G and 5G high speed data and voice call requirements that customers expect. One other site is located approximately 430 metres south of the subject site and the applicants state that this location was discounted on the basis that they would not be structurally strong enough to support additional telecommunications infrastructure.
- 13.4.3 The PA were not satisfied that the proposed development, in particular the 21 metre tall telecommunications pole structure due to the open character of the site and lack of screening that it would be highly visible within the streetscape which would

significantly affect the visual amenity of the locality, making the structure more prominent than intended. I note the open and exposed nature of the site from the west, east and northeast of the site, and I consider that the proposed 21 metre tall pole structure would adversely impact upon the residential and visual character of the area and would be contrary to the proper planning and sustainable development of the area.

- 13.4.4 In terms of the proposals representing an incongruous feature within the established residential suburb of Beechmount, the following borne to be borne in mind. I consider that notwithstanding the applicants have set out their technical justification supporting this particular location, in terms of data and mobile call coverage, I consider the fact that a number of dwellings (within Beechmount Lawns) would have a direct aspect towards the telecoms infrastructure and based on the information submitted that no photographic images from their perspectives have been submitted or considered by the applicants and having regard to the provisions of the underlying residential land use zoning objective in terms of protecting and enhancing the amenities of these residents, that the applicants have not demonstrated how they have considered the adverse visual or residential amenity, specifically from a western perspective towards the subject site.
- 13.4.5 The applicants supporting Planning Statement includes reasons to “discount” those existing telecommunications infrastructure sites. The reasons they have articulated for not locating on existing sites include the lack of technology for high capacity, multi operator slimline infrastructure and the unavailability of sufficient coverage outside the search cell. I consider these are acceptable reasons to discount those existing sites, however, the site further south along the R161 could potentially be upgraded to cater for multiple operators (as encouraged with local and national planning policy) specifically DMOBJ84 within the current Meath County Development Plan or the possibility of mounting the proposed telecommunications infrastructure on the adjacent rooftop of Beechmount shopping centre has not been explored or referenced by the applicants within their consideration of alternatives. Therefore, I do not consider that all other potential alternative locations for the proposed development have been robustly assessed.

13.5 The convenience and safety of road users, including pedestrians.

13.5.1 The proposed pole and associated cabinet infrastructure will be set back from the R161 within the open space area associated with the Beechmount Lawns residential development. The PA within their assessment stated that the proposed development lies within a permitted (planning reference PT8MH211) one-way northbound cycle facility plus a widened and improved pedestrian footway along the western side of the R161 between Beechmount Avenue and Balreask Village. Based on the information submitted, including the correspondence submitted by the applicants to the Coimisiún on the 29th day of July 2026 where the Active Travel Unit within MCC state that the proposed development would encroach on the proposed permitted widened footpath/cyclepath which would provide for improved active travel connectivity between the Beechmount area and Navan town centre.

13.6 Conclusion

13.6.1 Therefore, having regard to the policies and objectives set out within the current Meath County Development Plan, specifically Section 6.16.4 regarding telecommunications infrastructure and having regard to the policy provisions set out within the NPF, the Telecommunications Guidelines 1997 and planning Circular PL07.12, and the siting of the proposed telecommunications development in proximity and directly facing towards dwellings within Beechnmount Lawns, the open character of the site when viewed from the west, east and north-east, the adverse impact upon the visual and residential amenity within the area arising from the development of a 21 metre tall telecommunications pole structure, and the applicant's failure to justify the possibility of locating on an adjacent commercial building rooftop or upgrading of an existing adjacent telecommunication pole structure further south of the appeal site and the substandard quality site layout plan which lies within a permitted cyclelane and widened footpath corridor along the western side of the R161 between Beechmount Avenue and Balreask Village. Therefore, on balance, I consider the telecommunications proposals to be unacceptable in this instance.

14.0 **Appropriate Assessment**

- 14.1 I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located approximately 1.1 kilometres west of the nearest European sites, namely the River Boyne and Blackwater Special Protection Area (SPA) (site code 004232) and the River Boyne Special Area of Conservation (SAC) (site code 002299). The development description was set out within Section 2 of the report above. No nature conservation concerns were raised in the planning appeal.
- 14.2 Having considered the nature, scale, and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European Site. The reason for this conclusion is as follows:
- The modest scale of the works proposed.
 - The separation distance from the nearest European sites and the lack of hydrological or ecological connectivity to any Natura 2000 site.
- 14.3 I conclude, that on the basis of objective information, the proposed development would not have a significant effect on any European site either alone or in combination with other plans or projects. Likely significant effects are excluded and, therefore, Appropriate Assessment (Stage 2) under Section 177V of the Planning and Development Act 2000 (as amended) is not required.

15.0 **Recommendation**

I recommend that permission is refused for the proposed Section 254 licence for the following reason.

16.0 **Reason(s)**

1- Having regard to the location of the proposed telecommunications pole structure on an exposed site, the predominately residential character of the area in the immediate surrounds of the subject site which are zoned A1-Existing residential where the objective is 'To protect and enhance the amenity and character of existing residential communities', within an area of public open space, the height and design

of the telecommunications structure, the provisions of Section 254 of the Planning and Development Act, 2000, as amended, the Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities (1996), Policies INF POL 56 and INF POL 57 and objectives INF OBJ 53 and DMOBJ83 within the current Meath County Development Plan 2021-2027 and based on the information submitted by the applicants, it is considered that a satisfactory justification has not been provided for the proposed telecommunications pole structure at this location. It is also considered that the proposed development would represent an incongruous feature within this streetscape and would be detrimental to the visual and residential amenities of the area be visually obtrusive, would be contrary to A1 Existing residential zoning objective in terms of protecting and enhancing the residential amenities of existing residents, contrary to the provisions of objectives INFOBJ 53 and DOBJ 84 within the current Meath County Development Plan 2021-2027. Based on the information submitted, the Coimisiún is not satisfied that all alternative locations have been robustly identified and assessed and, therefore, the proposed development would not accord with the proper planning and sustainable development of the area.

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.

Fergal Ó Bric
Planning Inspectorate

21st day of September 2026

Appendix 1 - Form 1

EIA Pre-Screening

An Coimisiún Pleanála Case Reference	ACP-324316-26		
Proposed Development Summary	Permission for erection of a 21 metre telecommunications pole structure and ancillary ground cabinet infrastructure.		
Development Address	Beechmount, Navan, Co. Meath		
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	x
		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)?			
Yes	Tick/or leave blank		
No	Tick or leave blank	The development of telecommunications infrastructure does not fall within a class of development as per Schedule 5 of the current Planning & Development Regulations.	x
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank		
No	Tick/or leave blank		X

4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	Proposals relate to the development of a telecommunications pole structure and associated ground cabinet infrastructure.	X

5. Has Schedule 7A information been submitted?		
No	Tick/or leave blank	X
Yes		

Inspector: _____

Date: _____