



Inspector's Report

PL-500497-CW-25

Development

Erect a 24m high lattice telecommunications structure together with antennas, dishes and associated telecommunications equipment, all enclosed by security fencing together with access track extension.

Location

Kilmacart, Hacketstown, Co. Carlow.

Planning Authority

Carlow County Council

Planning Authority Reg. Ref.

2560298

Applicant(s)

APW UK WIP Limited t/a Icon Tower

Type of Application

Permission

Planning Authority Decision

Grant Permission + Conditions

Type of Appeal

Third Party Normal Planning Appeal

Appellant(s)

Towercom Limited

Observer(s)

None

Date of Site Inspection

30th of March 2026

Inspector

Caryn Coogan

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1.0 Site Location and Description

- 1.1 Hacketstown is located in the north east of County Carlow, on the border with County Wicklow. The town is located in a scenic area, with Eagle Hill a dominant feature to the south of the town and views of the Wicklow Mountains in the backdrop. Hacketstown is located on the main regional roads (R747 and R727) from the East Coast to the Midlands and is proximate to Tullow, Baltinglass and Tinahely. The town is located c.27 kilometres from Carlow Town.'
- 1.2 The proposed site is located to the north of the town (770m) and River Derreen on raised farmlands. The boundary of the elevated farmland includes a mature hedgerow with tall trees. It is intended to nestle the lattice structure alongside the tall trees.
- 1.3 There is an existing agricultural track traversing the field which leads to the subject site.

2.0 Proposed Development

- 2.1. The erection of a 24metre lattice structure (note accompanying report states 30m) together with antennas, dishes and associated telecommunications equipment, all enclosed by security fencing together with access track extension.
- 2.2. The main driver for the new site at Hacketstown is to improve voice and data coverage in the town of Hacketstown and surrounding rural area, which currently experiences sub-optimal coverage with poor 4G service in the area.

3.0 Planning Authority Decision

3.1. Decision

Carlow County Council granted the proposed development subject to standard conditions.

3.2. **Planning Authority Reports**

3.2.1. ***Planning Report (21/11/2025)***

- The principle is acceptable and is supported by the development plan and national planning framework.
- The existing structure in the town cannot provide the 4G coverage south of Hacketstown
- The existing structures are at an unsuitable height to provide coverage for the targeted area.
- The site is located in a sensitive landscape – River Slaney – East Rolling Farmland. The existing trees provide screening.
- To extend the height of the existing structure in the town could have a greater visual impact.
- The proposed structure is a sufficient distance from residential development.
- No development contribution payable.
- Permission recommended.

3.2.2. ***Other Technical Reports***

Environment Section: No objection

3.3. **Prescribed Bodies**

3.4. **Third Party Observations**

Towercom Limited objected to the proposed development stating:

- They have an existing 25m mast in Hacketstown, it is located at the Eir Exchange. The existing monopole was granted planning permission under reference 07/955.
- The existing structure is 650m south of the proposed development. Three Ireland is positioned on the existing structure.

4.0 Planning History

4.1. There is no relevant planning history associated with the subject site.

5.0 Policy Context

5.1. National Guidance

5.1.1 National and Regional Guidance Climate Action Plan (CAP) 2025

5.2.1. 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.

5.1.2 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.

5.1.3 Project Ireland 2040 National Planning Framework, 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.

5.1.4 **National Development Plan 2021-2030**

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

5.1.5 **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.

5.2.1 ***DoECLG Circular Letter PL07/2012 (Telecommunications Antennae and Support Structures Guidelines)***

This Circular was issued to Planning Authorities in 2012 and updated some of the sections of the above Guidelines including ceasing the practice of limiting the life of the permission by attaching a planning condition. It also reiterates the advice in the 1996 Guidelines that planning authorities should not determine planning applications on health grounds and states that, 'Planning authorities should be primarily concerned with the appropriate location and design of telecommunications structures and do not have competence for health and safety matters in respect of telecommunications infrastructure. These are regulated by other codes and such matters should not be additionally regulated by the planning process'.

It advises Planning Authorities to:

- Cease attaching time limiting conditions or issuing temporary durations to telecommunications masts, except in exceptional circumstances.
- Avoid including minimum separation distances between masts or schools and houses in Development Plans.
- Omit conditions on planning permissions requiring security in the form of a bond/cash deposit.
- Not include monitoring arrangements on health and safety or to determine planning applications on health grounds. Include waivers on future development contribution schemes for the provision of broadband infrastructure.

5.2.2 **Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996**

The 'Guidelines for Planning Authorities on Telecommunications Antennae and Support Structures' (1996) set out government policy for the assessment of proposed new telecommunications structures ('the 1996 Guidelines'). The Guidelines state that the rapid expansion of mobile telephone services in Ireland has required the construction of base station towers in urban and rural areas across the country. This is an essential feature of all modern telecommunications networks. In many suburban situations, because of the low-rise nature of buildings and structures, a supporting mast or tower is needed.

The Guidelines state that some masts will remain quite noticeable despite best precautions. It is further stated that 'local factors which have to be taken into account in determining the extent to which an object is noticeable or intrusive intermediate objects (buildings or trees), topography, the scale of the object in the wider landscape, the multiplicity of other objects in the wider panorama, the position of the object with respect to the skyline, weather and lighting conditions, etc.'

Section 4.5 Sharing Facilities and Clustering

Sharing of installations (antennae support structures) will normally reduce the visual impact on the landscape. The potential for concluding sharing agreements is greatest in the case of new structures when foreseeable technical requirements can be included at the design stage. All applicants will be encouraged to share and will have to satisfy the authority that they have made a reasonable effort to share. Where the sharing of masts or towers occurs each operator may want separate buildings/cabinets. The matter of sharing is probably best dealt with in pre-planning discussions. Where it is not possible to share a support structure the applicant should, where possible, be encouraged to share a site or to site adjacently so that masts and antennae may be clustered. On hill tops clustering may not offer any improvement from the point of view of visual intrusion but in urban or suburban areas use of the same structure or building by competing operators will almost always improve the situation. Support structures used by emergency or other essential services are not suitable for sharing with public mobile telephone services.

5.2. Development Plan

Carlow Development Plan 2022-2028

Chapter 6 Infrastructure and Environmental Management

6.8 Information and Communications Technology

Telecommunications investment is essential for furthering the social and economic development of County Carlow. The importance of advanced communications infrastructure is recognised for an information-based society, and as a key support for business, education and research.

The RSES supports the development of a Smart City and Smart Region (RPO 13 and 134) involving a systematic integration of information and communication technologies (ICT) in planning, design, operations and management.

6.8.3 Telecommunications Support Structures and Antennae

An efficient telecommunications system is important in the development of the economy. The deregulation of the industry has brought choice and competition but has given rise to duplication and overprovision of certain facilities. The Council will have regard to the guidelines issued by the Department of the Environment, Heritage and Local Government, 'Planning Guidelines for Telecommunications Antennae and Support Structures' (1996) and Circular Letter PL 07/12. Carlow County Council will strive to achieve a balance between facilitating the appropriate provision of telecommunications services in the interests of social and economic progress and sustaining residential amenities, visual amenity and protection of the landscape.

Policy IC P3

Ensure the orderly development of telecommunications throughout the County in accordance with the requirements of the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, DECLG 1996 and any subsequent revisions along with Circular PI 07/12 on Telecommunications Antennae and Support Structures.

Policy IC P4

Require co-location of antennae support structures and sites where feasible. Where new structures are proposed operators will be required to submit documentary evidence as to the non-feasibility of a shared co-location option.

Policy IC P5

To require best practice in both siting and design in relation to the erection of communication antennae and support infrastructure and to ensure that the siting of such infrastructure seeks to minimise and / or mitigate any adverse impacts on communities, public rights of way and the built or natural environment.

Chapter 16 – Development Management Guidelines

16.11.11 Telecommunications and Supporting Infrastructure

Proposals for telecommunications antennae and support structures will be assessed in accordance with the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, DELG, (1996), as revised by Circular Letter PL 07 / 12, and any other publications and material as may be relevant in the circumstances.

Planning applications for new facilities should include:

- A reasoned justification regarding the need for the particular development at the proposed location. This shall detail the significance of the proposed development to the telecommunications network, including a map of the area and existing coverage in the area.

A technical explanation shall be provided of the reasons why coverage cannot be provided by existing antennae.

- Details of efforts (i.e written correspondence) made to share installations or co-locate / cluster with existing structures; this should reference a map showing the location of all existing structures within a minimum 2km radius of the proposed site.
- Evidence of consideration of alternative sites and explanation of their unsuitability.

- Visual impact assessment and mitigation measures (e.g. landscape screening, colour treatment of masts / antennae).
- Any impacts on rights of way and walking.

5.3. **Relevant National or Regional Policy / Ministerial Guidelines**

5.4. **Natural Heritage Designations**

Slaney River Valley SAC Site Code 00781 is 0.5km south of the site. (Derreen River)

6.0 **EIA Screening**

6.1. 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 (or Part V of the 1994 Roads Regulations). 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.

7.0 **The Appeal**

7.1. **Grounds of Appeal**

7.1.1 Towercom Limited has taken this third party appeal on the basis that Carlow Co. Co. failed to appreciate the fact the appellants manages an existing 25m telecommunications support structure (Planning Ref: 07/955, applicant: Eircom Ltd.) located at the Eir Exchange in Hacketstown. It is approximately 660m south of the proposed development.

7.1.2 The existing 25metre structure at Eir Exchange in Hacketstown is:

- Currently hosting mobile operators including Three Ireland
- Has potential for further site sharing and co-location telecommunications equipment and is available to all interested parties
- Is capable of accommodating additional equipment

7.1.3 **Location:**

The existing 25m monopole hosts Vodafone, Three Ireland and Tetra. There is capacity for extra equipment. The existing Eir Exchange and pole is accessed via

Bridge Street (R747). The application site is 650m north of the Eir Exchange site. There is a change in topography with the application site on a higher elevation, with the proposed structure located on ground 10m higher than the existing structure.

Due to its location on a hill on the opposite side of the river valley and Eagle Hill, the visual impact would be over 360 degrees wide.

7.1.4 Target Coverage Area

The Technical Justification report prepared by Three Ireland states the installation is to provide voice and 2G/3G/4G and 5G data services provision. Three Ireland is currently on the existing pole, and is able to capture and service the town's population.

The accompanying report fails to advise why or how the 4G service currently experiences 'sub-optimal coverage'. Comreg provide coverage plots and / predictions. The nearest Three Ireland installations are 8.53km northwest near Rathvilly and Ballycumber Soth 7km to southeast. The effective 4G coverage over Hacketstown target catchment area will be negligible. The search ring provided within the report shows a radius around Hacketstown of about 1Km. It is accepted due to its elevated location and height, the structure will achieve better coverage to the north and south of Hacketsown. However, the existing structure covers the 4G demand in the town. In accordance with the coverage legend the existing monopole structure is seen to provide 'Excellent' to 'Good' coverage within the town centre while the proposed structure is seen to provide 'Fair' to 'Poor' coverage. Therefore the purpose of the proposed structure is questioned and the target catchment area.

7.1.5 Carlow County Development Plan

Hacketstown is listed as a small town. The existing structure is located just north of the town centre. There is also an Eir telecommunications equipment on the rooftop of Supervalu. There is ample coverage serving the town and its small population.

7.1.6 Natural Heritage

There are two important heritage areas outside Hacketstown, the River Derreen, which is a tributary of the River Slaney, and to the south, Eagle Hill. Hacketstown is in Landscape Character Area 4. There should be a greater emphasis on the visual impact of the proposed structure. View 18 refers to panoramic views over

Hacketstown from the north. The applicant submitted 4No. photomontages, all from the town and south of the structure. There should have been more consideration of the wider landscape.

7.1.7 Sharing Facilities and Clustering

The development plan and government guidelines explicitly encourage co-location, and the avoidance of speculative development. Where there are existing structures in an area, the justification for a new structure should be clearly evidence. The justification for the new structure is inadequate and does not meet with the guidelines.

7.2. Applicant Response in the case of a 3rd Party Appeal

7.2.1 The third party appellant own the 25m telecommunications structure on Bridge Street, which has a stated objective in the current development plan ‘to protect and improve residential amenity; to provide for appropriate residential development; o provide for new and improved ancillary services’. Tetra transmits from the 3 omni directional antenna on top of the tower; Vodaphone occupies the next highest slot between 22m-25m with Three occupying the lowest slot at 19-22m. The appeal appears to be commercially influenced.

7.2.2 Ground No. 1 – Necessity for a new tower versus co-location

The appellant claims there is no need for a new structure that their structure is sufficient to serve the area in Hacketstown, but it is not supported with any technical data, and there is no radio engineering input to their claims.

Three currently collocate on the Towercom structure enabling it to provide coverage to the Hacketstown urban area. There are a number of gaps in the urban area. The site is a residential infill site and sits below the town as opposed to having a vantage point in the town. This site was presumably developed because the applicant owned the site or had rights to use it. If one was looking for an appropriate site to serve Hacketstown, other sites would have been chosen above this site.

The existing site has limitations as outlined in the planning application submitted on 12th of June 2025.

The existing site provides the highest concentration of coverage to the north of the town and sparsely populated rural areas. The proposed site provides a broader

coverage footprint serving an additional 75% more land mass than the existing site. It deliver superior coverage in particular to the 40No. more houses with the Hillview and Marian Terrace developments, and the radial routes entering the town.

7.2.2 Ground No. 2 – Natural Heritage, Landscape Sensitivity, Views and Prospects, Visual Impact

There are no watercourses near the site and there is no hydrological link to the nearest SAC. There are 50% of Carlow 's landmass situated within areas having a landscape sensitivity of 4 or 5. Clearly telecommunications must be located within these landmasses otherwise there would be a complete absence of rural coverage.

With the undulating topography, the immediate presence of high trees, meandering roads all cumulate in the application site having minimal visual impact and maximum opportunity to integrate into the natural environment. The protected views were examined as identified in the Carlow County Development Plan, and there will be no impact associated with the proposed development..

The verified view process and photomontages provided where only from locations the structure can be seen. Other locations could have been surveyed but the structure would not be seen. There is sufficient information to make a reasoned decision about the visual impact.

The design is largely dictated by technical and radio engineering requirements, it is appropriate to the location, the lattice structure is screened to the west and south by high trees.

The is short extension to an existing access road which will integrate back into its natural surrounds when the development is complete.

7.2.3 Mast sharing is always the applicant's first preference but it is not always possible. The host structure may be too low or the location is incorrect. If the structure is in the incorrect place, neither height increase or clustering is possible because the location is fundamentally wrong. This is the case in the current location in Hacketstown and the new structure will facilitate co-location.

7.2.4 Although specifically and initially for use by Three Ireland, the applicant is an independent provider of support structures. The structure will greatly improve coverage in the Hacketstown area.

7.3. **Planning Authority Response**

There was no further response from the planning authority.

8.0 **Assessment**

8.1. Having examined the planning application, the appeal file and visited the subject site I consider appeal can be examined under the following headings.

- The justification for the proposed mast
- The Visual Impact

8.2 The local development plan policy aims to facilitate the delivery of high quality telecommunications infrastructure at appropriate locations in line with national guidance throughout Co. Carlow. The proposed development complies with the essence of national and local planning policy as outlined in detail under Section 5 of this report.

The site is a rural area located north of Hacketstown within an existing farm landholding. The location is elevated, 0.5km north of the town. The proposed structure is 24m lattice structure with antenna, dishes and associated equipment enclosed by a palisade fence. In general terms, the principle of the proposal complies with all national and local planning policy. The two issues that require further examination is the justification to a new structure in Hacketstown and the potential visual impact of same.

8.3. **Justification for the Mast**

8.3.1 This is the crux of the appeal, because the third-party appellant has an existing telecommunications structure circa 660m from the subject site located on Bridge Street, Hacketstown (see photo plates 6 and 7), at the former Eircom Exchange site. The existing structure is a 24m pole, and there are currently three service providers utilising the pole.

8.3.2 The proposed development is to cater for Three Ireland and to facilitate co-location. Presently Three Ireland are located on the existing pole on Bridge Street but it does not cover the entire town area, because it sits on a lower part of the town, and the Three dishes are positioned on the lower part of the monopole. The existing pole

does not cover areas large spots to the south of the town. The proposed new structure located at a greater topographical height than the existing monopole, will considerably increase coverage into those areas, from poor to good-excellent. Mapping has been provided as technical evidence to demonstrate the spots where coverage is currently poor in Hacketstown. The Appendix accompanying the applicant's appeal submission illustrates the plots which have no cover. The proposed lattice structure is positioned at least 10metres higher than the existing pole. It will facilitate augmented coverage within a much wider target range. The application is accompanied by a Technical Report submitted to the P.A. the 12th of June 2025. The existing structure operated/ owned by the third-party appellant, cannot, in my opinion, be increased in height to provide the required coverage without impacting on visual amenities. The existing site is zoned as infill/ residential and is located adjacent to residential developments. The existing structure creates a significant visual impact when viewed from Bridge Street, Hacketstown.

- 8.3.3 In this context, I am satisfied that the applicant has provided sufficient information to demonstrate the need for the proposed development at the proposed location, as required under **16.11.11 Telecommunications and Supporting Infrastructure** of the Carlow County Development Plan 2022-2028. A technical explanation has been provided of the reasons why coverage cannot be provided by existing antennae. Furthermore, the proposed structure will enable further co-location for other service providers if required in the Hacketstown area.

8.4 Visual Impact

- 8.4.1 According to the Carlow County Development Plan 2022-2028 the site is located within a Landscape Sensitivity Categorization 4. A large proportion of Co. Carlow's rural landscape is within the higher Categorisation 4 and 5 designations. The site is located on an undulating rural landscape. It is not positioned on the ridge line of the hill but rather on a downgradient of the hill alongside a field boundary of tall dense trees. The subject site is well screened to the west and south. The proposed structure is a 24m lattice structure, to cater for 3No. service providers, which will be positioned on the top 9 metres of the structure. The trees are circa 15-20m in height. There is a compound area proposed at ground level, which will include a number of

cabinets enclosed within a 2m palisade fence. The overall design normal for a telecommunications facility.

- 8.4.2 The planning application included a number of photomontages to evaluate the potential visual impact. The views into the site are restricted due to the curvature of the rural roads, the undulating landscaping, mature screening and buildings within the town. The views into the site are intermittent and brief. The site is not visible from the wide range. I consider the applicant's the visual analysis to be acceptable. I consider this methodology for viewpoint selection process to be typical and suitable for this type of development.
- 8.4.3 Having viewed the subject site from Hacketstown, the surrounding roads, and having regard to the fact the nearest dwelling is 250m from the site, and there is dense mature screening along two sides of the site, I consider the proposed structure will easily assimilate into the landscape without serious material negative visual or residential impacts.

9.0 AA Screening

- 8.1 I have considered the proposed development in light of the requirements S177U of the Planning and Development Act 2000 as amended. The subject site is located not located within or adjacent to any European Site. The closest European Site, is the River Derreen which forms part of the River Slaney Valley SAC (Site Code 002137) located c. 255m the south of the proposed development site. The proposed development comprises the installation of a 24m high lattice structure associated with telecommunications antenna and dishes within a purpose-built compound at Kilmacart, Hacketstown, Co. Carlow.
- 8.2 No nature conservation concerns pertaining to European Site(s) were raised in the planning appeal.
- 8.3 Having considered the nature, scale and location of the proposed development, I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:
- The small-scale nature of the development.

- The location of the development a considerable distance from European Sites, and the absence of ecological pathways to any European Site.
- The Screening report carried by the planning authority (21/11/2025)

9.1. I conclude, on the basis of objective information, that the proposed development would not have a likely 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 (under Section 177V of the Planning and Development Act 2000) is not required

10.0 Water Framework Directive

10.1. The subject appeal site is located at Kilmacart, Hacketstown, Co. Carlow. approximately 255 metres to the north of the Derreen River.

10.2. The proposed development comprises:

- Proposed 24m lattice structure with Antenna and Ground Equipment.
- a palisade compound area

10.3. No water deterioration concerns were raised in the planning appeal. I have assessed the proposed residential development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. 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 surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4. The reason for this conclusion is as follows:

- The relatively small-scale nature of the proposed development.
- The location of the subject appeal site, distance to the nearest water body and lack of direct hydrological connections.

10.5. I conclude that 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

11.0 Recommendation

11.1. I recommend the planning authority's decision to grant planning permission for the proposed development be upheld.

12.0 Reasons and Considerations

Having regard to the nature, scale and design of the proposed development, comprising a 24-metre-high lattice telecommunications structure, with ground cabinet and palisade fencing, Policy IC P3 to ensure the orderly development of telecommunications throughout the County in accordance with the requirements of the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, DECLG 1996 and any subsequent revisions along with Circular PL 07/12 on Telecommunications Antennae and Support Structures. and the Climate Action Plan 2025, in particular Section 10.1.8 "Digital Transformation", which supports the national digital transformation framework and recognises the importance of this transformation to achieve Ireland's climate targets, it is considered that, subject to compliance with the conditions set out below, the proposed development would not cause adverse impacts on visual amenities, would not impact on the character of the setting, and would not inconvenience the safety of road users, including pedestrians and cyclists. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area

13.0 Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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.

Reason: in the interest of clarity

2. Details of the proposed colour scheme for the telecommunications structure, ancillary structures and fencing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: in the interest of the visual amenities of the area

3. Transmitter power output, antennae type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including tree protection measures, traffic and pedestrian safety measures, hours of working, noise management measures and off-site disposal of construction waste.

Reason: in the interests of public safety and residential amenity

5. The site shall be re-instated on removal of the telecommunications structure and ancillary structures at the applicant's expense. Details relating to the removal and

reinstatement, shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: in the interest of the visual amenities of the area.

6. The developer shall provide and make available at reasonable terms the proposed support structure for the provision of mobile telecommunications antenna of third-party licenced telecommunications operators.

Reason: To avoid a multiplicity of telecommunications structures in the area, in the interests of visual amenity and proper planning and sustainable development.

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 me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.”

Caryn Coogan

Planning Inspector

10th of April 2025

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	ACP PI-500497-CW-25
Proposed Development Summary	24m High Lattice Telecommunications Structure tother with antennas
Development Address	Kilmacart, Hacketstown, Co. Carlow
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?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(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)	

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.	
<input checked="" 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 checked="" type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
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)?	
No <input checked="" type="checkbox"/>	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____

Date: _____