

Carmel Curley

From: Carmel Curley
Sent: Tuesday 13 February 2024 12:52
To: KIERAN@entrust-services.com
Subject: DED606 - National Broadband Ireland
Attachments: DED 606 - Notification of Decision.pdf

Dear Kieran,

Please find attached Notification of Decision for DED Application 606 for NBI Infrastructure DAC T/A National Broadband Ireland for the site at Cloonfad East, Roscommon.

Regards,

Carmel

Carmel Curley, Assistant Staff Officer,
Planning Department, Roscommon County Council,
Aras an Chontae, Roscommon, Co. Roscommon, F42 VR98
☎: (090) 6637100

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MAP LOCATION



ROSCOMMON COUNTY COUNCIL

PLANNING AND DEVELOPMENT ACT, 2000 (as amended)

SECTION 5 - DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

NOTIFICATION OF DECISION

REGISTERED POST

NBI Infrastructure DAC T/A National Broadband Ireland (NBI),
3009 Lake Drive,
Citywest,
Dublin,
D24 H6RR

Reference Number: DED 606
Application Received: 19th September 2023
Name of Applicant: NBI Infrastructure DAC T/A National Broadband Ireland (NBI)
Agent: Kieran Tarpey, Entrust Limited, Unit 1D Deerpark Business Centre,
Oranmore, Co. Galway, H91 X599

WHEREAS a question has arisen as to whether the installation of a fibre broadband cabin, wire mesh fencing and ancillary development at Cloonfad East, Co. Roscommon., is or is not development and is or is not exempted development.

AND WHEREAS Roscommon County Council, in considering this application, had regard particularly to:

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 11 and Class 31 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS Roscommon County Council has concluded that:

- (a) The works are development.
- (b) The construction of a fibre broadband cabin, wire mesh fencing and ancillary development in this case is exempted development.
- (c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

NOW THEREFORE:

By virtue of the powers vested in me by the Local Government Acts 1925 – 2019 and Section 5(2)(a) of the Planning and Development Act 2000 (as amended) and having considered the various submissions and reports in connection with the application described above, it is hereby declared that the said development to **install a fibre broadband cabin, wire mesh fencing and ancillary development at Cloonfad East, Co. Roscommon, is development and is exempted development** as defined within the Planning and Development Act 2000 (as amended) and associated Regulations.

Signed on behalf of the Council:



Alan O'Connell
Senior Executive Planner,
Planning.

Date: 12th February 2024

Planner's Report on application under Section 5 of the
Planning and Development Act 2000, as amended

Reference Number: DED 606

Name of Applicant: NBI Infrastructure DAC T/A National Broadband Ireland,
3009 Lake Drive, City West, Dublin

Nature of the Development: Whereas a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development.

Date: 9th February 2024

WHEREAS a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 11 and Class 31 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

Site Location & Development Description

The subject site is located in Cloonfad East, County Roscommon and forms part of an existing agricultural complex. The site is accessed off the R327 Regional Road. The closest European designated site is the Lough Corrib SAC (Site Code: 000297), which is approximately 72m from the subject site. Given the sites close proximity to the Lough Corrib SAC, the Planning Authority carried out an Appropriate Assessment screening exercise and has concluded that no sites in the Natura network will be adversely impacted by the proposal.

The proposed development includes the construction of a fibre broadband cabin, wire mesh fencing and ancillary development. The fibre broadband cabin is 3m (length) x 3m (width) and is 3m high. The existing use of the land is agriculture and the proposed use of the site is telecommunications.

Planning History

As per the Roscommon County Council GIS, there is no recent planning history on the subject site.

Relevant Legislation

Planning and Development Act, 2000 (as amended)

Section 2 (1)

"works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3 (1)

In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Section 4 (2) of the Planning and Development Act provides that the Minister, by regulations, provide for any class of development to be exempted development. The principal regulations made under this provision are the Planning and Development Regulations.

Class 11 of Part 1 of Schedule 2: Exempted Development — General

Description of Development	Conditions and Limitations
<i>The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of –</i> <i>(a) any fence (not being a hoarding or sheet metal fence), or</i> <i>(b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</i>	<p>1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.</p> <p>2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.</p>

Class 31 of Part 1 of Schedule 2: Exempted Development — General

Description of Development	Conditions and Limitations
<i>The carrying out by a statutory undertaker authorised to provide a telecommunications service of development consisting of the provision of—</i> <i>(a) underground telecommunications structures or other underground telecommunications works (including the laying of mains and cables and the installation</i>	

<p><i>underground of any apparatus or equipment),</i></p> <p><i>(e) permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks,</i></p>	<ol style="list-style-type: none"> 1. The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure. 2. No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height. 3. No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure. 4. The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.
<p><i>(f) cabinets forming part of a telecommunications system</i></p>	<p>The volume above the ground-level of any such cabinet shall not exceed 2 cubic metres measured externally.</p>

Assessment

In accordance with the Planning and Development Act, 2000 Section 3. (1) development is defined as the following: "In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". The proposed development is considered to be the carrying out of works. Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure....". It is considered that said works constitute development, as defined in Section 3 of the said Act.

Further information was requested on 19th September 2023 in relation to a letter of consent from the landowner agreeing to the works, sightlines for the established agricultural entrance and dwelling house immediately to the west of the subject site, and revised plans and particulars to illustrate the distance of the proposed fibre broadband cabin from the edge of the public road.

The further information was received on the 24th January 2024 comprising a letter of consent from the landowner agreeing to the works, a revised site layout plan illustrating the relocation of the cabin to ensure unobstructed sight lines of 160 metres in both directions from the existing entrance and compliance with the "clear zone" for the regional road.

The construction of a fibre broadband cabin comes within the scope of Class 31 of Part 1 of Schedule 2 of the Planning and Development Regulations , 2001, as amended, and is exempted development. With regard to the proposed construction of a fibre broadband cabin and its compliance with the conditions

and limitations of Class 31 of Part 1 of Schedule 2, the following sets out how these apply to this current proposal:

1. The submitted details state the equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.
2. The proposed fibre broadband cabin does not exceed 10 metres in length, 3 metres in width or 3 metres in height.
3. The cabin will not be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.
4. The submitted details state the field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.

The proposed wire mesh fencing comes within the scope of Class 11 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended, and is exempted development. The height of the proposed green wire mesh fencing is 1.2 metres.

Having reviewed the proposed works in the context of the Conditions and Limitations associated with Class 11 and Class 31 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, as amended the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in this case is considered to be exempted development.

With Regard to Article 9 (1)(a) of the Planning and Development Regulations, it is reasonable to conclude that on the basis of the information available, it is considered that the proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the need for EIA or AA does not apply with respect to the current referral case.

I am satisfied that an Environmental Impact Statement or Appropriate Assessment are not required. It should be noted that any development for which Environmental Impact Assessment or Appropriate Assessment is required shall not be exempted development unless specifically exempted in regulations where there is provision in other legislation for the carrying out of EIA or AA. In addition, the restrictions on exemption Art 9 (1)(a) (viiB) exclude development which would otherwise be exempted development under these regulations where an AA is required.

Recommendation

WHEREAS a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended

- (c) Class 11 and Class 31 of Part 1 of Schedule 2 of the Planning and Development Regulations , 2001, as amended
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act, 2000, as amended
- (e) The planning history of the site

AND WHEREAS I have concluded that

- a) The works are development.
- b) The construction of a fibre broadband cabin, wire mesh fencing and ancillary development in this case is exempted development.
- c) The proposed development individually and in combination with other plans or projects would not be likely to have a significant effect on any European site and that the requirement for AA or EIAR does not apply with respect to the current case.

and I recommend that a declaration to that effect should be issued to the applicant.

Signed:

Assistant Planner



Date: 9th February 2024

AO'C
12-02-2024

**APPROPRIATE ASSESSMENT
SCREENING REPORT
for**

Declaration of Exempted Development – DED 606

Question: Whereas a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development



**Comhairle Contae
Ros Comáin**
Roscommon
County Council

A handwritten signature in black ink, appearing to be 'A. P. O.' or similar, located below the Ros Comáin text.

Screening for Appropriate Assessment: DED 606

Table 1: Project Details

Type	Application under Section 5 of the Planning and Development Act 2000, as amended
Development Location	Cloonfad East, County Roscommon
DED Reference Number	DED 606
Description of the Project	Whereas a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development

Table 2: Identification of Natura 2000 Sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development.

Special Areas of Conservation (SAC)

Impacts on Habitats

1.	Impacts on Freshwater Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) (#3110), Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. (#3140), Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation (#3260)</p> <p>Williamstown Turloughs SAC (Site Code: 002296) Distance from Site: c. 7km Designated features: Turloughs (#3180)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p>

	<p>Coolcam Turlough SAC (Site Code: 000218) Distance from Site: c. 7km Designated features: Turloughs (#3180)</p> <p>Croaghill Turlough SAC (Site Code: 000255) Distance from Site: c. 9km Designated features: Turloughs (#3180)</p> <p>Errit Lough SAC (Site Code: 000607) Distance from Site: c. 13km Designated features: Hard oligo-mesotrophic waters with benthic vegetation of Chara spp. (#3140)</p>	<p>No significant impacts on this Natura Site is likely</p> <p>No significant impacts on this Natura Site is likely</p> <p>No significant impacts on this Natura Site is likely</p>
2.	Impacts on Bog Mires and Fens Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Bog Mires and Fens habitats, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150), Calcareous fens with Cladium mariscus and species of the Caricion davallianae (#7210), Petrifying springs with tufa formation (Cratoneurion) (#7220), Alkaline fens (#7230)</p> <p>River Moy SAC (Site Code: 002298) Distance from Site: c. 10km Designated features: Depressions on peat substrates of the Rhynchosporion (#7150), Alkaline fens (#7230), Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120)</p> <p>Carrowbehy/Caher Bog SAC (Site Code: 000597) Distance from Site: c. 12km Designated features: Active raised bogs</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p> <p>No significant impacts on this Natura Site is likely</p>

	<p>(#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p> <p>Cloonchambers Bog SAC (Site Code: 000600) Distance from Site: c. 14km Designated features: Active raised bogs (#7110), Degraded raised bogs still capable of natural regeneration (#7120), Depressions on peat substrates of the Rhynchosporion (#7150)</p>	No significant impacts on this Natura Site is likely
3.	Impacts on Forests Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Forests habitats, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Bog woodland (#91D0)</p> <p>River Moy SAC (Site Code: 002298) Distance from Site: c. 10km Designated features: Old sessile oak woods with Ilex and Blechnum in the British Isles (#91A0), Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) (#91E0)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p>
4.	Impacts on Grasslands Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests	Yes

	<p>include Grasslands habitats, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) (#6210), Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) (#6410)</p>	<p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>
5.	Impacts on Heath and Scrub Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Heath and Scrub habitats, or within 1km of same?</p> <p>Sites to consider None</p>	<p>No</p> <p>N/A</p>
6.	Impacts on Rocky Habitats	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Rocky habitats, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Limestone pavements (#8240)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>

7.	Impacts on Dunes Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Dunes habitats, or within 1km of same? Sites to consider None	No N/A
8.	Impacts on Coastal Habitats	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Coastal habitats, or within 1km of same? Sites to consider None	No N/A

Impacts on Species

1.	Impacts on Amphibians	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Amphibians, or within 1km of same? Sites to consider None	No N/A
2.	Impacts on Anthropods	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests include Anthropods or within 1km of same? Sites to consider <u>Lough Corrib SAC</u> (Site Code: 000297) Distance from Site: c. 72m	Yes It is considered there could be a potential

	<p>Designated features: Austropotamobius pallipes (White-clawed Crayfish) (#1092)</p> <p>River Moy SAC (Site Code: 002298) Distance from Site: c. 10km Designated features: Austropotamobius pallipes (White-clawed Crayfish) (#1092)</p> <p>Carrowbehy/Caher Bog SAC (Site Code: 000597) Distance from Site: c. 12km Designated features: Euphydrias aurinia (Marsh Fritillary) (#1065)</p> <p>Cloonchambers Bog SAC (Site Code: 000600) Distance from Site: c. 14km Designated features: Euphydrias aurinia (Marsh Fritillary) (#1065)</p>	<p>impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p> <p>No significant impacts on this Natura Site is likely</p> <p>No significant impacts on this Natura Site is likely</p>
3.	Impacts on Fish	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Fish, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Petromyzon marinus (Sea Lamprey) (#1095), Lampetra planeri (Brook Lamprey) (#1096), Salmo salar (Salmon) (#1106)</p> <p>River Moy SAC (Site Code: 002298) Distance from Site: c. 10km Designated features: Petromyzon marinus (Sea Lamprey) (#1095), Lampetra planeri</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p>

	(Brook Lamprey) (#1096), Salmo salar (Salmon) (#1106)	
4.	Impacts on Mammals	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Mammals, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Rhinolophus hipposideros (Lesser Horseshoe Bat) (#1303), Lutra lutra (Otter) (#1355)</p> <p>River Moy SAC (Site Code: 002298) Distance from Site: c. 10km Designated features: Lutra lutra (Otter) (#1355)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p> <p>No significant impacts on this Natura Site is likely</p>
5.	Impacts on Molluscs	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Molluscs, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Margaritifera margaritifera (Freshwater Pearl Mussel) (#1029)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>
6.	Impacts on Non-vascular Plants	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Area of Conservation whose qualifying interests	Yes

	<p>include Non-vascular plants, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Drepanocladus vernicosus (Slender Green Feather-moss) (#1393)</p>	<p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>
7.	Impacts on Reptiles	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Reptiles, or within 1km of same?</p> <p>Sites to consider None</p>	<p>No</p> <p>N/A</p>
8.	Impacts on Vascular Plants	Likely Effects (direct, indirect or cumulative)
	<p>Is the development within a Special Area of Conservation whose qualifying interests include Vascular Plants, or within 1km of same?</p> <p>Sites to consider Lough Corrib SAC (Site Code: 000297) Distance from Site: 72m Designated features: Najas flexilis (Slender Naiad) (#1833)</p>	<p>Yes</p> <p>It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>

Special Protection Areas (SPA):

1.	Impacts on Birds	Likely Effects (direct, indirect or cumulative)
	Is the development within a Special Protection Area, or within 1km of same?	No
	Sites to consider None	N/A

All designated sites within a 15km radius of the subject site have been considered in this screening for Appropriate Assessment.

Conclusion Table 2: If the answer to all of these questions is no, significant impacts can be ruled out for Natura 2000 sites. No further assessment is required; proceed to the Habitats Directive Conclusion Statement. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

Screening for Appropriate Assessment - Conclusion Statement

Type: Application under Section 5 of the Planning and Development Act 2000, as amended
Development Location: Cloonfad East, County Roscommon
Natura 2000 sites within impact zone: SAC:002298, SAC:002296, SAC:000607, SAC:000600, SAC:000597, SAC:000297, SAC:000255, SAC:000218
Reference Number: DED 606
<p>Description of the Project: Whereas a question has arisen as to whether the construction of a fibre broadband cabin, wire mesh fencing and ancillary development in Cloonfad East, County Roscommon is or is not development and is or is not exempted development</p> <p>Describe how the project or plan (alone or in combination) could affect Natura 2000 sites(s): Potential indirect limited impact has been identified due to the sites proximity to the Lough Corrib SAC (Site Code: 000297)</p>
<p>If there are potential negative impacts, explain whether you consider if these are likely to be significant, and if not, why not: It is considered there could be a potential impact on this site as a result of the proximity of the proposed development to the designated area. However, there is no likelihood of significant effects, and no adverse impacts to site integrity predicted due to the nature and limited scale of development.</p>

It is not considered that there will be any loss of habitat within any European Sites, nor any loss of any qualifying Annex 1 habitat outside designated sites. It is not considered therefore that there is any potential for cumulative habitat loss or disturbance impacts.

Conclusion of Screening Assessment:

Following an assessment of the proposed development and any potential relationships with European Sites, it is concluded that either alone or in combination with other plans or projects; there would be no likely significant effects on any European Sites.

Documentation reviewed for making this statement:

Roscommon County Development Plan 2022-2028, documentation submitted with the planning application and the NPWS website.

Completed by:

Jennifer Foy, Assistant Planner

Date: 9th February 2024

Signed:

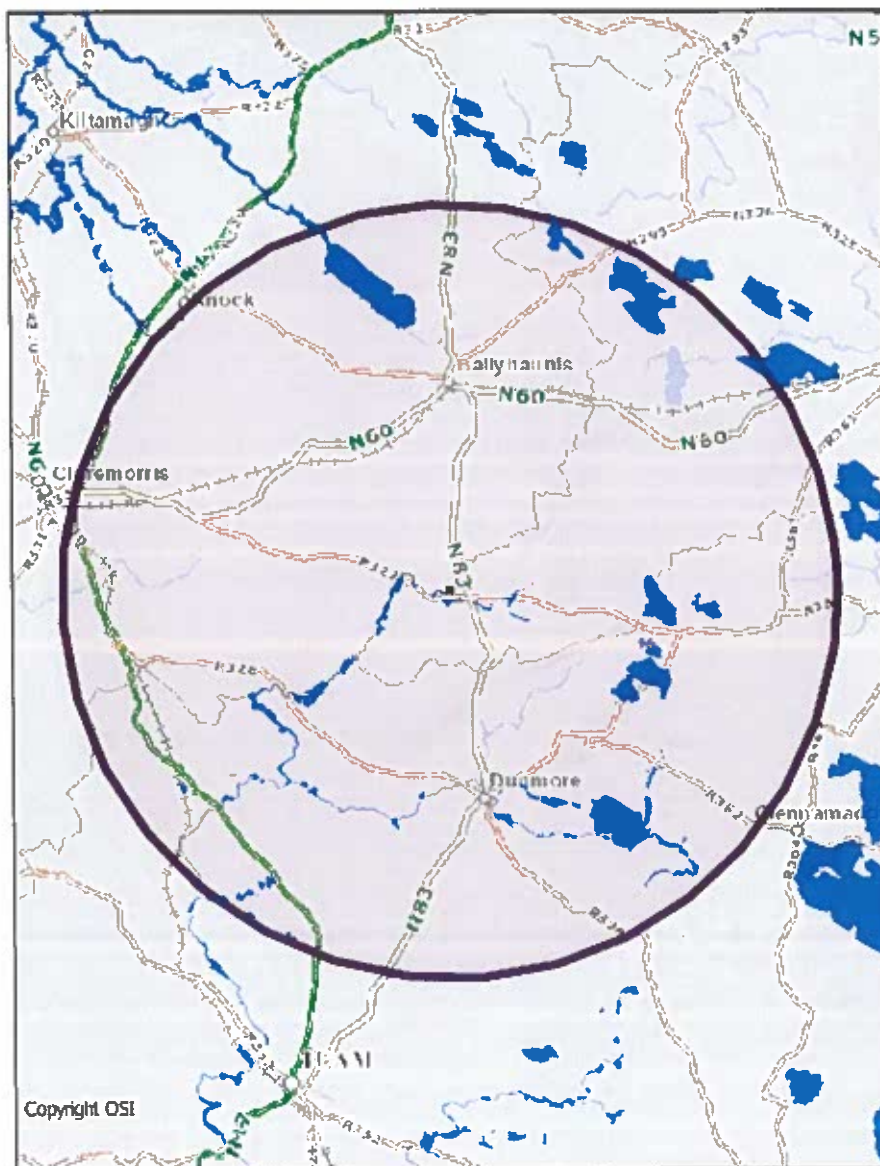
Assistant Planner

Date: 9th February 2024

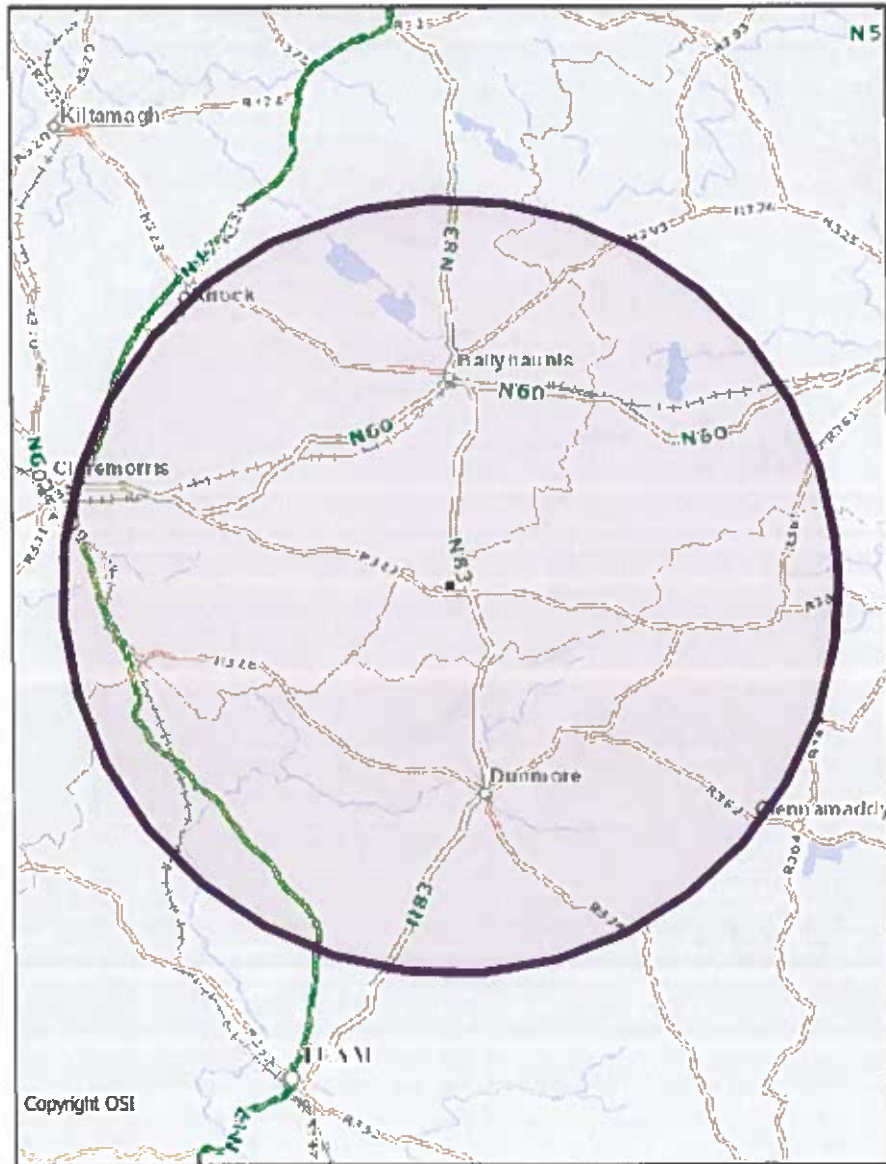
Signed:

**Mary Grier
Senior Planner**

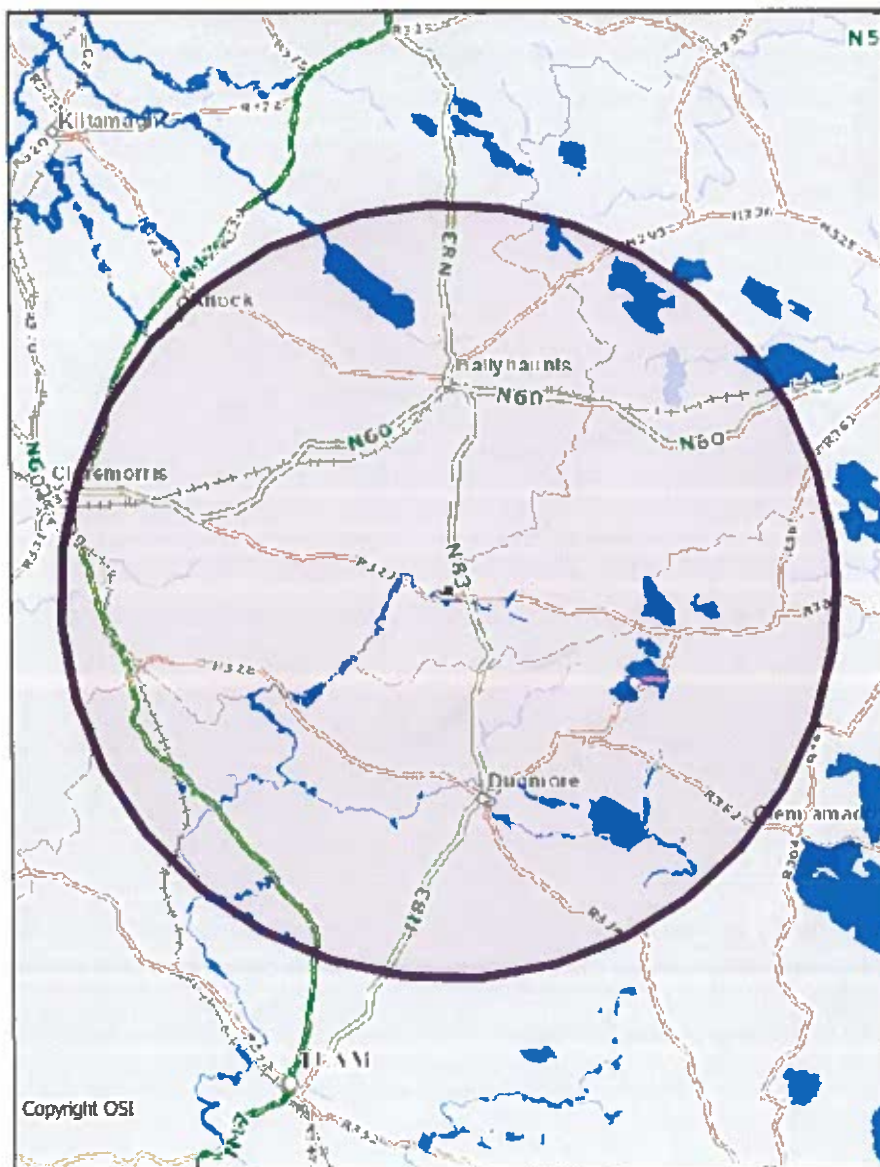
Date:



SAC (blue) within c. 15km of DED 606



SPA (green) within c. 15km of DED 606



SAC & SPA within c. 15km of DED 606



Comhairle Contae
Ros Comáin
Roscommon
County Council



REGISTERED POST

**NBI Infrastructure DAC T/A National Broadband Ireland (NBI),
3009 Lake Drive,
Citywest,
Dublin,
D24 H6RR.**

Date: 19th September, 2023

Reference No: DED 606

Re: Application for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development.

Development: WHEREAS a question has arisen as to whether the installation of a fibre broadband cabin and ancillary development at Cloonfad East, Co. Roscommon is or is not development and is or is not exempted development

A Chara,

Further to your application received on the 24th August, 2023 and in order for the Planning Authority to determine as to whether the installation of a fibre broadband cabin and ancillary development at Cloonfad East, Co. Roscommon is or is not development or is or is not exempted development, you are requested to submit the following further information:

1. The proposed fibre broadband cabin is to be located on private lands. Please submit a letter of consent from the landowner agreeing to these works
2. It appears that the siting of the proposed fibre broadband cabin will impact on the sightlines for the established agricultural entrance and dwelling house immediately to the west of the subject site. Please provide a revised site layout plan and relocation of the cabin to ensure unobstructed sight lines for these entrances of 160 metres in both directions.
3. Please submit revised plans and particulars illustrating the distance of the proposed fibre broadband cabin from the edge of the public road, taking into consideration the request under 2 above, in order to ensure compliance with the "clear zone" required.

Consideration of your application is being deferred pending compliance with this request for further information. When replying please quote Planning Reference Number **DED 606**.

Note: Replies to this communication must be by way of original documents.

Mise le meas,

Tracy Davis

Senior Executive Planner, Planning.

**Planner's Report on application under Section 5 of the
Planning and Development Act 2000 (as amended)**

Reference Number: DED 606

Name of Applicant: NBI Infrastructure DACT/A National Broadband Ireland,
3009 Lake Drive, City West, Dublin.

Nature of the Development: a question has arisen as to whether the construction of
a fibre broadband cabin and ancillary development is or
is not development and is or is not exempted
development.

Location of Proposed works: Cloonfad East Co. Roscommon.

Date: 19th September 2023

WHEREAS a question has arisen as to whether the construction of a fibre broadband cabin and ancillary development is or is not development and is or is not exempted development.

I have considered this question, and I have had regard particularly to –

- (a) Sections 2, 3, 4 and 5 of the Planning and Development Act, 2000, as amended
- (b) Articles 6 and 9 of the Planning and Development Regulations, 2001, as amended
- (c) Class 11, 31 of Part 1 of Schedule 2 of the Planning and Development Regulations, 2001, (as amended)
- (d) The record forwarded to Roscommon County Council in accordance with subsection (6)(c) of Section 5 of the Planning and Development Act 2000 (as amended)
- (e) The planning history of the site

Site Location & Development Description

The subject site is located on the northern side of the R327 within an established farmyard. There are no environmental or archaeological designations attached to the site.

The question raised in this Declaration of Exempted Development is whether ^{to} construct a fibre broadband cabin and ancillary development is or is not development and is or is not exempted development. ~~is or is not development and is or is not exempted development.~~

Planning History

No recent planning history associated with the subject site.

Assessment

In accordance with the Planning and Development Act 2000, (as amended) Section 3 (1) development is defined as the following:

"In this Act, "development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land". It is considered that the construction of a fibre broadband cabin and ancillary development is or is

not development and is or is not exempted development constitutes development, as defined in Section 3 of the Planning and Development Act 2000 (as amended).

Works are defined in the Act as; "works" includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure...." The proposed development is considered to be the carrying out of works.

Class 11 of part 1 of Schedule 2: Exempted Development — General

Description of Development	Conditions and Limitations
<p><i>The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of—</i></p> <p><i>(a) any fence (not being a hoarding or sheet metal fence), or</i></p> <p><i>(b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</i></p>	<p>1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.</p> <p>2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.</p>

Class 31 of Part 1 of Schedule 2: Exempted Development — General

Description of Development	Conditions and Limitations
<p><i>The carrying out by a statutory undertaker authorised to provide a telecommunications service of development consisting of the provision of—</i></p> <p><i>(a) underground telecommunications structures or other underground telecommunications works (including the laying of mains and cables and the installation underground of any apparatus or equipment),</i></p> <p><i>(e) permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks,</i></p>	<p>1. The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in</p>

	<p>such a way that the container would act as an antennae support structure.</p> <p>2. No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height.</p> <p>3. No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.</p> <p>4. The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.</p>
(f) cabinets forming part of a telecommunications system	The volume above the ground-level of any such cabinet shall not exceed 2 cubic metres measured externally.

It is proposed to construct a fibre broadband cabin (3m (length), 3m (width), 3m (height)) and ancillary development, a wire mesh fencing. It is proposed to located the infrastructure on private property, no letter of consent has been submitted. Further information is required in this regard.

Furthermore, from a conversation with the Broadband Officer (RCC) concerns are raised in relation to the potential impact on sightlines from the existing agricultural entrance, further information is required in this regard and also to ensure that the proposed cabin is set back at least 4.5m to be in clear zone for the regional road.

and domestic

Environmental Considerations:

The development is not of a nature set out in Part 2 Schedule 5 of the Planning and Development Regulations 2001 as amended. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination for EIAR is not required.

The site is located 72m away from Lough Corrib SAC. Given the location of the proposal in proximity to the Natura 2000 site, it will be necessary to carry out AA Screening on receipt of the further information request.

Recommendation

Further information

Request for Further Information

Please submit the following further information:

1. The proposed fibre broadband cabin is to be located on private lands. Please submit a letter of consent from the landowner, *agreeing to these works.*
2. ~~Concerns are expressed to the siting of the proposed fibre broadband cabin and the potential impact on the sightlines of the established agricultural entrance and dwelling house immediately~~ *will*

(It appears that the)

assessment is required

to the west of the subject site. Please provide details to ensure sightlines of the established entrances will be protected.

3. Please submit revised plans and particulars illustrating the distance of the proposed fibre broadband cabin from the edge of the public road in order to ensure compliance with the clear zone required.

Signed: 
Assistant Planner

✓
taking
into
consideration
the request
made
2 above

sight lines for these
entrances of 160 metres

Date: 19th September 2023

in both directions





NBI Infrastructure DAC T/A National Broadband Ireland (NBI),
3009 Lake Drive,
Citywest,
Dublin,
D24 H6RR.

Date: 25th August, 2023.
Planning Reference: DED 606

Re: Application for a Declaration under Section 5 of the Planning &
Development Act 2000 (as amended), regarding Exempted Development.
Development: The installation of a fibre broadband cabin and ancillary development at
Cloonfad East, Co. Roscommon.

A Chara,

I wish to acknowledge receipt of your application received on the 20th March, 2023, for a Declaration under Section 5 of the Planning & Development Act 2000 (as amended), regarding Exempted Development along with the appropriate fee in the sum of €80.00 Receipt No. L01/0/224269 dated 25th August, 2023 refers, receipt enclosed herewith.

Note: Please note your Planning Reference No. is **DED 606**.
This should be quoted in all correspondence and telephone queries.

Mise le meas,



Senior Executive Planner,
Planning.

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

25/08/2023 12:36.45

Receipt No : L01/0/224269

NBI INFRASTRUCTURE DAC T/A
NATIONAL BROADBAND IRELAND
3009 LAKE DRIVE
CITY WEST
DUBLIN D24 H6RR

AGENT KIERAN TARPEY - ENTRUST LTD

PLANNING APPLICATION FEES 80.00
GOODS 80.00
VAT Exempt/Non-vatable
DED 808

Total : 80.00 EUR

Tendered :
Cheque 80.00
000554

Change : 0.00

Issued By : Bernadine Duignan
From : Central Cash Office

DED 606



Comhairle Contae
Ros Comáin
Roscommon
County Council



Áras an Chontae,
Roscommon,
Co. Roscommon.

Phone: (090) 6637100

Email: planning@roscommoncoco.ie

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000, regarding Exempted Development

Name:	NBI Infrastructure DAC T/A National Broadband Ireland (NBI)
Address:	3009 Lake Drive Citywest Dublin D24 H6RR
Name & Address of Agent:	Kieran Tarpey, Entrust Limited Unit 1D Deerpark Business Centre, Oranmore, Co, Galway, H91 X599
Nature of Proposed Works	Fibre Broadband Cabin and Ancillary Development
Location (Townland & O.S No.)	Cloonfad East, Co. Roscommon (ITM E: 549542, N: 771170)
Floor Area	N/A
Height above ground level	N/A
Total area of private open space remaining after completion of this development	N/A
Roofing Material (Slates, Tiles, other) (Specify)	N/A
Proposed external walling (plaster, stonework, brick or other finish, giving colour)	N/A
Is proposed works located at front/rear/side of existing house.	N/A

Roscommon County Council

Application for a Declaration under Section 5 of the Planning & Development Act 2000,
regarding Exempted Development

Has an application been made previously for this site	No
If yes give ref. number (include full details of existing extension, if any)	N/A
Existing use of land or structure	Agricultural
Proposed use of land or structure	Telecommunications
Distance of proposed building line from edge of roadway	See attached
Does the proposed development involve the provision of a piped water supply	N/A
Does the proposed development involve the provision of sanitary facilities	N/A

Signature:



Date:

22/08/2023

Note: This application must be accompanied by:-

- (a) €80 fee
- (b) Site Location map to a scale of 1:2500 clearly identifying the location
- (c) Site Layout plan to the scale of 1:500 indicating exact location of proposed development
- (d) Detailed specification of development proposed



National Broadband Ireland
c/o Entrust Planning & Environmental
Unit 1D Deerpark Business Centre
Oranmore
Co. Galway
H91 X599

Planning Department
Áras an Chontae
Roscommon
County Roscommon
F42 VR98

Our Ref: NBI 82247, Cloonfad

REGISTERED POST



18/08/2023

Dear Sir or Madam,

APPLICATION FOR DECLARATION OF EXEMPT DEVELOPMENT – NATIONAL BROADBAND IRELAND

APPLICATION BY THE STATUTORY UNDERTAKER OF A PROPOSED DEVELOPMENT IN ACCORDANCE WITH THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED) TO UTILISE EXEMPT DEVELOPMENT RIGHTS.

INSTALLATION AT: CLOONFAD EAST, KILTULLAGH, COUNTY ROSCOMMON (ITM E: 549542, N: 771170).

We write in connection with a proposal to carry out exempt development by NBI Infrastructure DAC T/A National Broadband Ireland (NBI) at the above-named location, for use by NBI. This letter forms part of the request for a Declaration of Exempt Development by NBI Infrastructure DAC T/A National Broadband Ireland (NBI) to utilise exempt development rights to install electronic communications apparatus at this site, which has been chosen as a suitable network point in the design of its fibre broadband network for the area.

National Broadband Ireland

The National Broadband Plan (NBP) is the largest ever telecommunications project undertaken by the Irish State. It aims to radically transform the country's broadband landscape through the delivery of quality, affordable high-speed broadband to all parts of Ireland where such services are not available commercially.

The NBP will ensure that all people and businesses have access to high-speed broadband, no matter where they live or work. Once completed, all parts of Ireland will have access to a modern and reliable broadband network, capable of supporting the communications, information, education and entertainment requirements of current and future generations. It will make its services available to 23% of the population in about approximately 544,000 homes, farms, schools and businesses.

NBI Infrastructure Designated Activity Company
3009 Lake Drive, Citywest, Dublin 24, D24 H6RR

E: contactus@nbi.ie
WWW.NBI.IE

Registered in Ireland. Company Number: 631656
Directors: D. McCourt (American), M. Adams (American), P. Harrah, B. Gray, H. Akhavan (American),
M. Sönmez (German), A. McCullen, D. McCauley, W.D. Scott (American)

BUILDING A LIMITLESS IRELAND

Proposal

The proposal is to install electronic communications apparatus/development on behalf of National Broadband Ireland as follows:

Description of Development:

- A cabin to be painted green to be located off R327 Road within the private property.
- The proposed compound will have a 1.2 m high green wire mesh fencing on all sides of the compound;
- The cabin measures 3 m (Length) x 3 m (Width) x 3 m (Height) on a concrete plinth;
- Proposed new 2 m wide pedestrian access to proposed NBI compound;
- Proposed newly planted 2 row/s along western and northern sides of 3 m high semi-mature native species trees with a mix of native species Native Evergreens (Holly and Yew) and Native Deciduous (Elm, Birch, Hazel, Alder, Willow, Elder, Whitethorn, Blackthorn, Irish Whitebeam and Rowan);
- Ducting, cabling, earth pits, cabinets, chambers, mini pillar and all ancillary development thereto.

Planning Designations:

The proposal is located approximately 992 m from the closest scheduled monument (SMR No: RO032-048) Classification: EART, which is located in the south eastern direction is marked as a circular enclosure (diam. c. 25m) on the 1837 ed. of the OS 6-inch map, and situated in a low-lying, level landscape. It is not visible at ground level and is occupied by farm buildings. Given its distance away from the proposal, the intervening vegetation screening and the low height and proposed screening of the proposal means there is not expected to be any visual impact on this heritage asset.

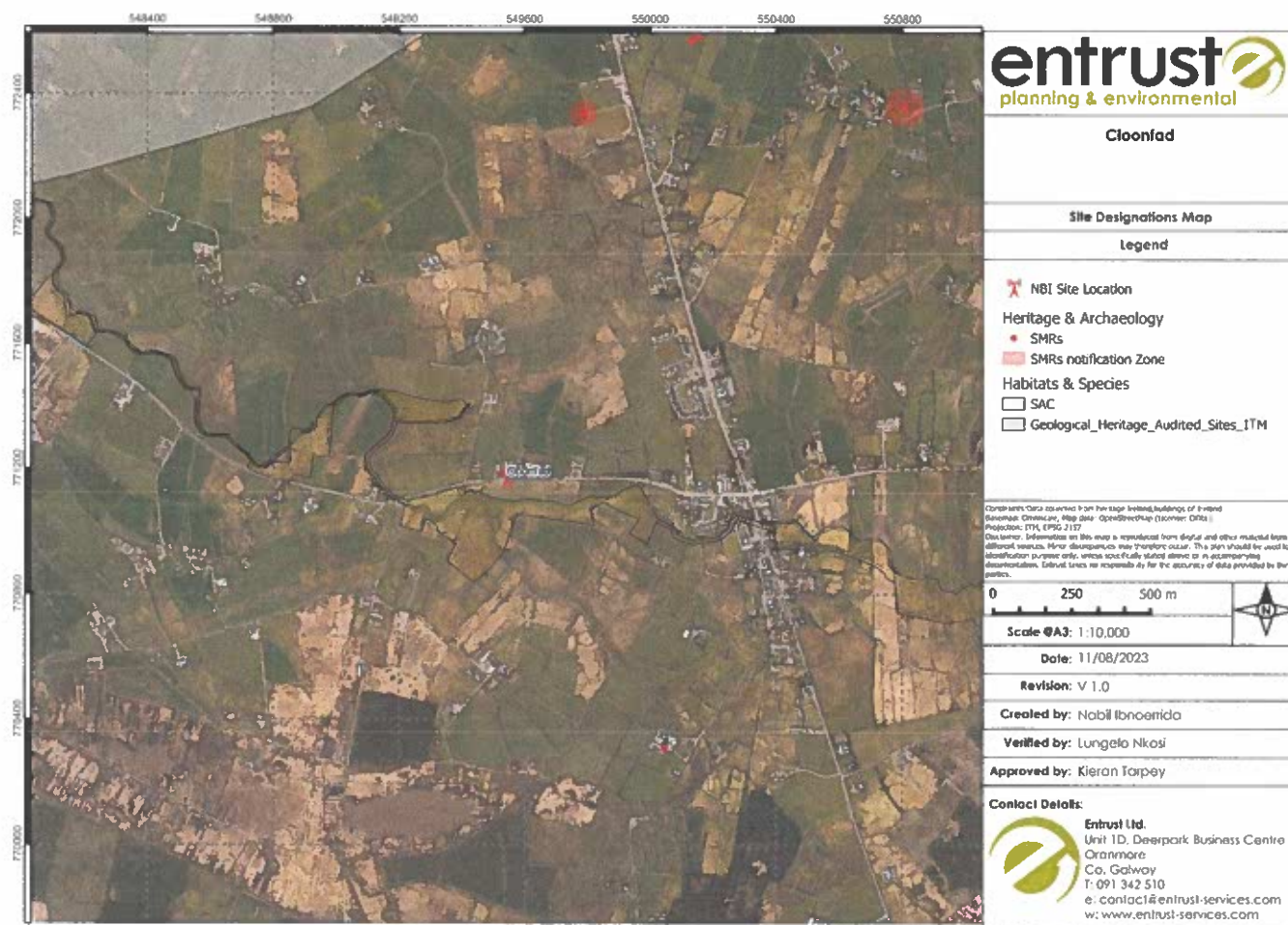
And located approximately 1.18 km from the next closest scheduled monument (SMR No: MA103-038) Classification: RGBA, which is located in the north eastern direction. In pasture, on a low undulation. Ground rises to N, and dips immediately to S to a flat expanse of wettish land cut by a drain/stream. A football pitch lies immediately to E. A well, named 'Bunadober well' is located 100m to W. A circular area, not noticeably raised, defined by a sod-covered rise/bank (Wth 1.5m; ext. H 0.25m). The bank is very low profile, almost levelled on the E arc. The diameter (mid bank) is c. 8.7m. It is possible that there is a fosse on the inner edge of the bank, but it is difficult to be certain of this as a ring (Wth 2m) of field clearance stones has been piled on the bank and around the inner edge of the interior area. If there is an inner fosse, the central enclosed area may have had a diameter of c. 4m. Difficult to be certain of the original form and function of this monument, but it be the remnants of a ring barrow. Given its distance away from the proposal, the intervening vegetation screening and the low height and proposed screening of the proposal means there is not expected to be any visual impact on this heritage asset.

The proposal is also located approximately 72 m from the Lough Corrib Special Area Conservation (SAC 000297) and is the second largest lake in Ireland. The lake can be divided into two parts: a relatively shallow basin, underlain by Carboniferous limestone, in the south, and a larger, deeper basin, underlain by more acidic granite, schists, shales and sandstones to the north. The surrounding lands to the south and east are mostly pastoral farmland, while bog and heath predominate to the west and north. A number of rivers are included within the SAC as they are important for Atlantic Salmon. In accordance with the Inland Fisheries Ireland guidance, the proposed site is more than 15 m from a watercourse. There is no hydrological link between the proposed development and the SAC and therefore there is no impact anticipated on the SAC to the southern direction of the proposed small-scale development, and can be screened out for AA.

The proposal is also located within the Hills and Uplands Landscape Character Type and near to the Wet Farmland Character Type that is just south of the site. The site is also within the Cloonfad Hills and Esker Ridges Landscape Character Area which is of moderate value. Given the small-scale nature of the proposal in terms of its footprint at 3 m x 3 m and its height at 3 m, its green colour and the location of the proposal, benefits from the existing and proposed vegetation in the immediate area from the closest Landscape Character Type. The proposed is to have screening on the northern and western sides of the site as well as the existing vegetation on the southern side of the proposal will result in no impact on the Landscape type.

Given the significant distance away from the Scheduled Monument to the north east and south east and the intervening vegetation, means there will be no visual impact on these heritage assets. As such it is considered the proposal will have no impact on the Scheduled Monuments mentioned above to the proposal whatsoever.

The proposal will not have any impact whatsoever on any heritage, ecological or landscape designations as shown in the map below.



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E: contactus@nbi.ie
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M. Sönmez (German), A. McCullen, D. McCauley, W.D. Scott (American)

BUILDING A LIMITLESS IRELAND

Exempt Development

Please accept this submission as a formal application for a Declaration for Exempt Development under Section 5 (1) of the Planning and Development Act 2000 (as amended).

It is considered that this proposal is exempt development in accordance with the Planning & Development Regulations 2001 (as amended). The table below demonstrates the proposed development's compliance with SI No. 600, 2001, Schedule 2, Part 1, Class 31 (E) for development consisting of permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired network.

Conditions and Limitations SI No. 31, 2001-2020 (e) permanent telecommunications exchange and radio station containers, including containers for electronic equipment required for transmitting, receiving and processing telecoms data for both wireless or wired networks.	Compliance with Conditions and Limitations SI No. 31, 2001-2020 (e)
1. The equipment housed in the container shall be used exclusively for the purposes of concentrating and re-routing calls or for transmitting, receiving and processing telecoms data for both wireless or wired networks and the container shall not have attached to it or within it, whether visible or not, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.	The equipment housed in the NBI cabin shall be used exclusively for the purposes of transmitting, receiving and processing of telecoms data for a wired network. There will be no antennas on or within the proposed NBI cabin.
2. No such container shall exceed 10 metres in length, 3 metres in width or 3 metres in height.	The proposed NBI cabin will measure 3 m (Length) x 3 m (Width) x 3 m (Height).
3. No such container shall be situated within 10 metres of the curtilage of a house save with the consent in writing of the owner or occupier thereof, or within 10 metres of the window of a workroom of any other structure.	The NBI cabin is to be located in excess of 10 metres of the curtilage of a house and window of a workroom of any other structure.
4. The field strength of the non-ionising radiation emissions from the radio station container shall not exceed the limits specified by the Director of Telecommunications Regulation.	The field strength of the non-ionising radiation emissions from the NBI cabin do not exceed the limits specified by the Director of Telecommunications Regulation.



Class 11, Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.	The proposed green mesh fence on all sides is 1.2 m high.
Class 31 (F) Part 1, Schedule 2 of the Planning and Development Regulations 2001.	The cabinets, chambers, mini pillars come within scope.
Class 31 (a) Part 1, Schedule 2 of the Planning and Development Regulations 2001, as amended.	The installation of ducting, cabling and earth pits come within scope.

Yours Sincerely,



KIERAN TARPEY MIPI, MRTPI

Entrust Limited for Obelisk Limited

On behalf of NBI

Email: KIERAN@entrust-services.com

Tel: 091 342 511

Enclosures:

- Cover Letter (this document);
- Application Form;
- Plans & Drawings;
- Cheque for €80;
- Drawings;

Drawing No.	Drawing Title	Scale
82247/001/00	Location Maps & Photos	1:50 000
82247/001/01	Proposed Site Location Map	1:1 000
82247/001/02	Proposed Site Location Map	1:350
82247/001/03	Proposed Site Layout Plan	1:250
82247/001/04	Proposed Site Layout Plan	1:100
82247/001/05	Proposed Site Elevation	1:25
82247/001/06	Proposed Cabin Setting Out	1:50
82247/001/07	Proposed Earthing Layout	1:50
82247/001/08	Proposed Access Gate Details	
70000/002/01	Proposed NBI Cabin Layout	1:50

NBI Infrastructure Designated Activity Company
3009 Lake Drive, Citywest, Dublin 24, D24 H6RR

E: contactus@nbi.ie

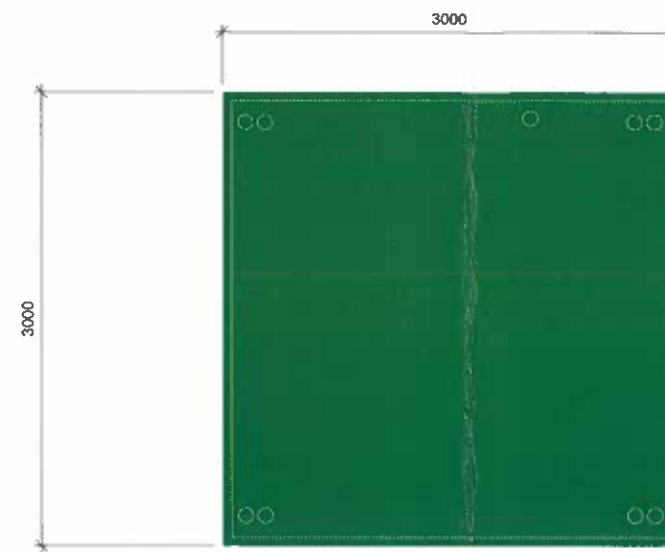
WWW.NBI.IE

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Directors: D. McCourt (American), M. Adams (American), P. Haran, B. Gray, H. Akhavan (American),
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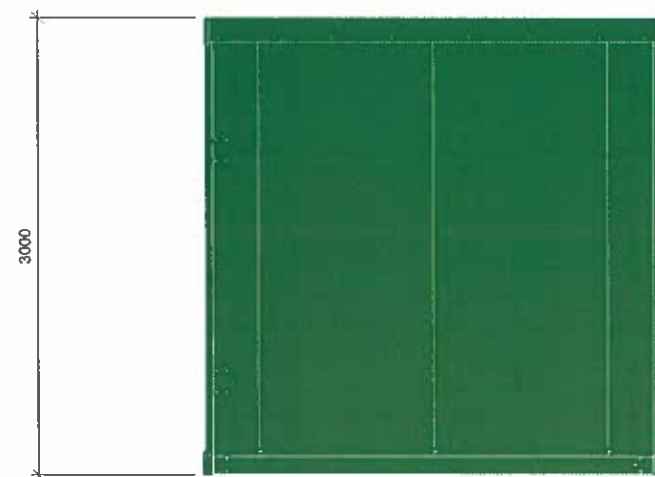
BUILDING A LIMITLESS IRELAND

NOTES:

- CABIN IS ENTIRELY DOUBLE SKINNED
- INSULATED WITH EXTRA FIRE RETARDANT POLYSTYRENE
- CABIN IS IP55 RATED
- INTERNAL DIMENSIONS: 2787mm LONG x 2787mm WIDE x 2700mm HIGH



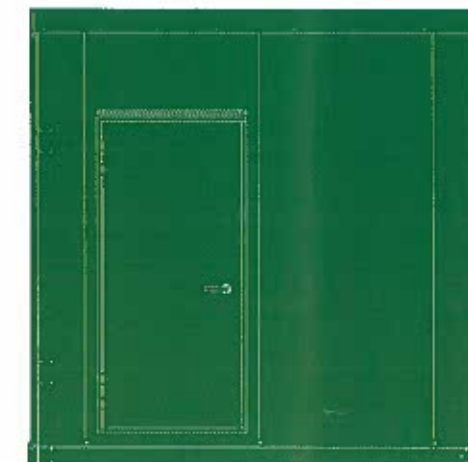
PLAN VIEW



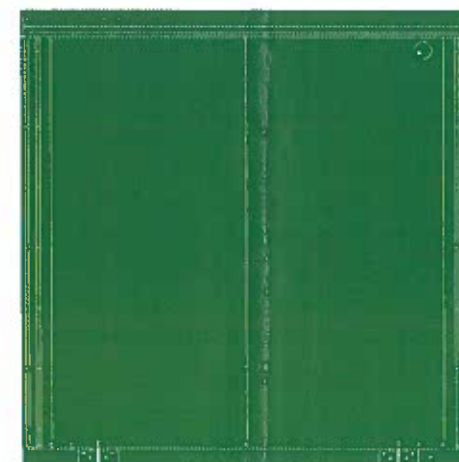
REAR VIEW



LEFT VIEW



FRONT VIEW



RIGHT VIEW

PROPOSED NBI CABIN DETAILS
SCALE 1:50

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WEB www.obelisk.com



NATIONAL BROADBAND IRELAND,
3009 LAKE DRIVE,
CITYWEST, DUBLIN 24
D24 HERR.
TEL +353 (0) 818 624624

NOTES

- 1.1 Do not scale.
- 1.2 All dimensions are in mm unless otherwise specified.
- 1.3 Assume all site details are existing unless otherwise specified.

Iss.	Description	By	Date
A	Initial Issue	GOR	01.06.21

Cabin/Cabinet Details

Cabinet Type:- NBI
Dimensions: 3m x 3m x 3m
Colour:-

Site Coordinates

Latitude: -
Longitude: -

Grid Reference

Easting: -
Northing: -

Purpose

PLANNING

Site code

N/A

Survey date

XX.XX.XX

Sheet Size

A3

Scale

As Shown

Drawn By

GOR

Checked By

VM

Date Drawn

01.06.21

Date Checked

01.06.21

Title:

Proposed NBI Cabin Layout

Project:

NBI ROLLOUT

**NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES**

Drawing No

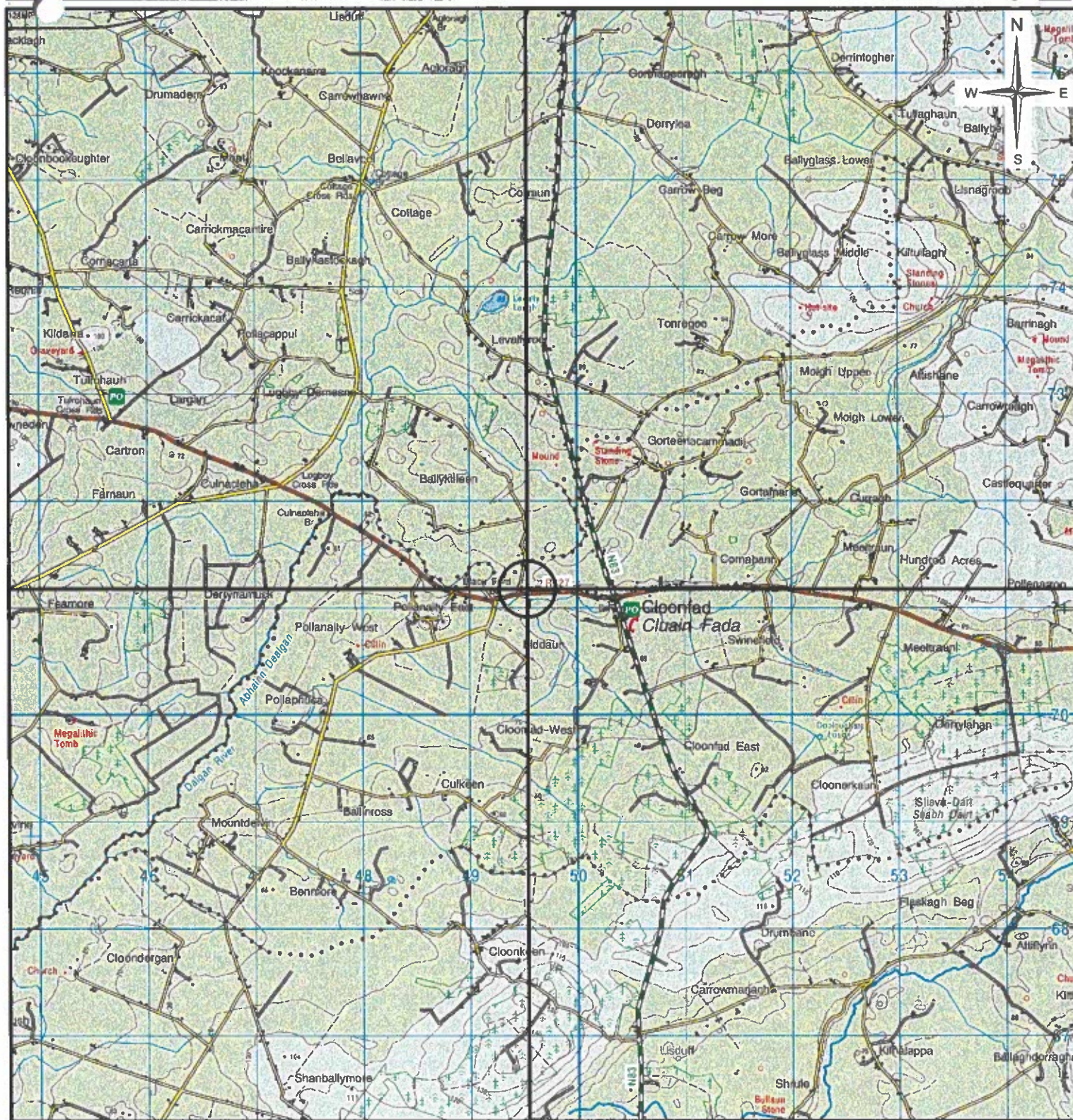
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REVISION

A

Ordnance Survey Map

Scale 1:50000



Reproduced from the OS Discovery Maps, 1:50000 with the permission of
© Ordnance Survey Ireland Government of Ireland
Copyright Reference: CYAL50311179



Drawing No.	Drawing Title
82247/001/00	Location Map & Photos
82247/001/01	Site Location Map
82247/001/02	Site Location Map 1:350
82247/001/03	Site Layout Plan 1:250
82247/001/04	Site Layout Plan 1:100
82247/001/05	Proposed Elevation
82247/001/06	Prop. Cabin Setting Out
82247/001/07	Proposed Earthing Layout
82247/001/08	Prop. Fence & Access Gate

Site Photographs

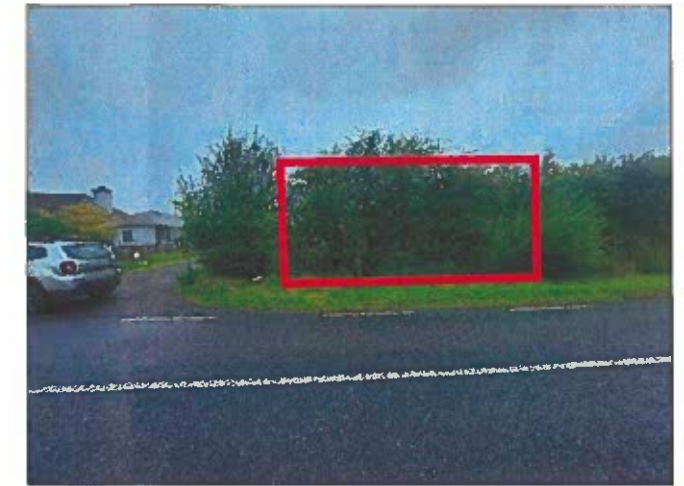


FIG. 1: ELEVATION



FIG. 2: PROPOSED SITE LOCATION



FIG. 3: PROPOSED RFE CABINET LOCATION

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NATIONAL BROADBAND IRELAND
3009 LAKE DRIVE
CITYWEST, DUBLIN 24
D24 H6RR
TEL: +353 (0) 1 616 624624

NOTES

- Do not scale.
- All dimensions are in mm unless otherwise specified.
- Assume all site details are existing unless otherwise specified.

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Cabinet Details
Cabinet Type - NBI CABIN
Dimensions - 3m x 3m x 3m
Colour -

Site Coordinates
Latitude - 53.687822
Longitude - -8.763881
Grid Reference
Easting - 549.543
Northing - 771.171

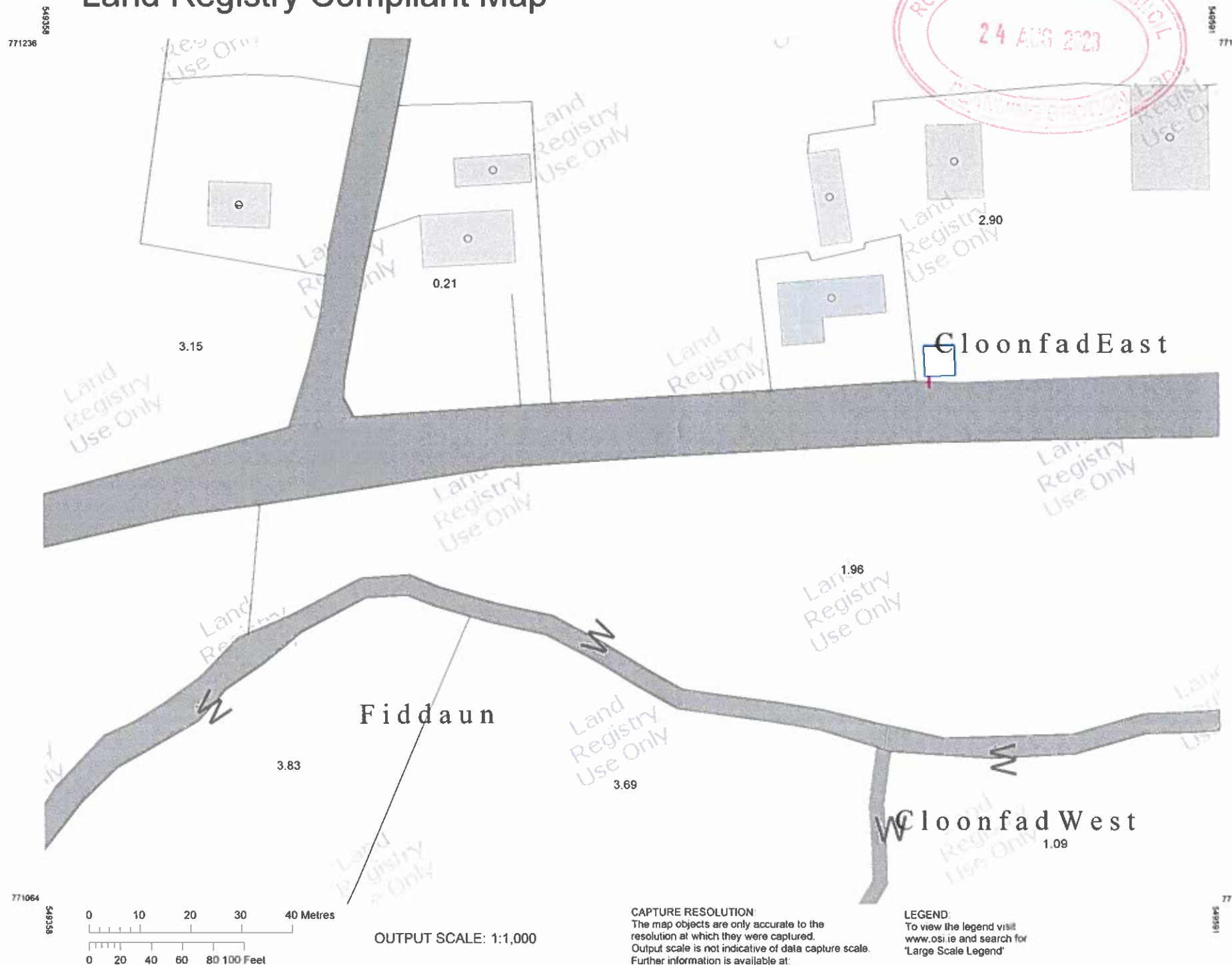
Purpose
LOW LEVEL DESIGN
Site code
-
Survey date
21.07.23
Sheet Size
A3
Scale
As Shown
Drawn By
GOR
Checked By
VM
Date Drawn
24.07.23
Date Checked
24.07.23

Title
Location Map & Photographs
Project
Cloontad R327 Private Residence Co. Roscommon
Drawing No
82247/001/00
REVISION
B

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CHANGES



Land Registry Compliant Map



CENTRE
COORDINATES:
ITM 549475,771150

PUBLISHED: 20/07/2023 ORDER NO.: 50347247_1

MAP SERIES: 1:5,000 MAP SHEETS: 2342

COMPILED AND PUBLISHED BY:
National Mapping Division of
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Phoenix Park,
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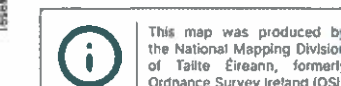
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Output scale is not indicative of data capture scale.
Further information is available at:
www.osi.ie; search 'Capture Resolution'

LEGEND:
To view the legend visit
www.osi.ie and search for
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SITE LOCATION MAP PLAN
SCALE 1:1000

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D24 H6RR
TEL: +353 (0) 1 624624

NOTES

- 1.1 Do not scale.
- 1.2 All dimensions are in mm unless
otherwise specified.
- 1.3 Assume all site details are existing unless
otherwise specified.

Iss.	Description	By	Date
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details
Cabinet Type - NBI CABIN
Dimensions 3m x 3m x 3m
Colour:

Site Coordinates
Latitude 53.687822
Longitude -8.763881

Grid Reference
Easting 549 543
Northing 771 171

Purpose	LOW LEVEL DESIGN
Site code	-
Survey date	21.07.23
Sheet Size	A3
Scale	As Shown
Drawn By	GOR
Checked By	VM
Date Drawn	24.07.23
Date Checked	24.07.23

Title:	Proposed Site Location Map 1:1000
Project:	Cloonfad R327 Private Residence Co. Roscommon
Drawing No	82247/001/01
REVISION	B

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SUBJECT TO
CHANGES



Legend
Use Only

Land
Registry
Use Only

Land
Registry
Use Only

Land
Registry
Use Only



2.90

PLOT A
COMPOUND AREA 36 M²
0.0036 HECTARE
ITM CO-ORDS
E549,543
N771,171

Cloonfad East

LEGEND	
PROPOSED SITE	
PROPOSED RIGHT OF WAY	

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SITE LOCATION MAP PLAN
SCALE 1:350

1.96

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TEL +353 (0)616 624624

NOTES	
1.1	Do not scale.
1.2	All dimensions are in mm unless otherwise specified.
1.3	Assume all site details are existing unless otherwise specified.

Iss.	Description	By	Date
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabin/Cabinet Details	
Cabinet Type	NBI CABIN
Dimensions	3m x 3m x 3m
Colour	-

Site Coordinates	
Latitude	53.687822
Longitude	-8.763881
Grid Reference	
Easting	549 543
Northing	771 171

Purpose			
LOW LEVEL DESIGN			
Site code	-	Survey date	21.07.23
Scale	As Shown	Drawn By	GOR
		Date Drawn	24.07.23
		Checked By	VM
		Date Checked	24.07.23

Title:	Proposed Site Location Map 1:350		
Project:	Cloonfad R327 Private Residence Co.Roscommon		
Drawing No	82247/001/02	REVISION	B

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SUBJECT TO
CHANGES



2.90



PROPOSED STEEL MESH GATE 1M
WIDE FOR ACCESS TO NBI COMPOUND

2M WIDE OPENING TO BE FORMED TO
ALLOW ACCESS TO PROPOSED NBI
COMPOUND

EXISTING GATE ENTRANCE
INTO PRIVATE RESIDENCE

PROPOSED 2 No. FIBRE
SUPPLY DUCT

PROPOSED PLANTING TO TWO SIDES
AS SHOWN

PROPOSED NBI CABIN (3.0m x 3.0m)
ON CONCRETE PLINTH

PROPOSED 1.2 m HIGH GREEN WIRE
MESH FENCING

PROPOSED COMPOUND
FINISH SURFACE TO BE
20mm CLEAN STONE LAID
ON TERRAM HEAVY DUTY
WOVEN ANTI-WEED FABRIC

DRAIN TO BE FILLED IN AND PIPE
LAID AND COVERED WITH STONE

PROPOSED LOCATION OF NBI RFE
CABINET AT FRONT OF PROPOSED
NBI COMPOUND

R 327

PROPOSED SITE LAYOUT PLAN
SCALE 1:250

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NOTES

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Iss.	Description	By	Date
I			
H			
G			
F			
E			
D			
C			
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details

Cabinet Type - NBI CABIN
Dimensions 3m x 3m x 3m
Colour -

Site Coordinates

Latitude: 53.687822
Longitude: -8.763881

Grid Reference

Easting: 549 543
Northing: 771 171

Purpose

LOW LEVEL DESIGN

Site code

-

Survey date

21.07.23

Sheet Size

A3

Scale

As Shown

Drawn By

Date Drawn

GOR

24.07.23

Checked By

Date Checked

VM

24.07.23

Title: **Proposed Site Layout Plan 1:250**

Project: Cloonfad
R327
Private Residence
Co. Roscommon

**NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES**

Drawing No **82247/001/03**

REVISION **B**



PROPOSED STEEL MESH GATE 1M
WIDE FOR ACCESS TO NBI COMPOUND

2M WIDE OPENING TO BE FORMED TO
ALLOW ACCESS TO PROPOSED NBI
COMPOUND

EXISTING GATE ENTRANCE
INTO PRIVATE RESIDENCE

PROPOSED 2 No. FIBRE
SUPPLY DUCT

Elevation

PROPOSED PLANTING TO TWO SIDES
AS SHOWN

PROPOSED NBI CABIN (3.0m x 3.0m)
ON CONCRETE PLINTH

PROPOSED 1.2 m HIGH GREEN WIRE
MESH FENCING

PROPOSED COMPOUND
FINISH SURFACE TO BE
20mm CLEAN STONE LAID
ON TERRAM HEAVY DUTY
WOVEN ANTI-WEED FABRIC

PROPOSED LOCATION OF NBI RFE
CABINET AT FRONT OF PROPOSED
NBI COMPOUND

DRAIN TO BE FILLED IN AND PIPE
LAID AND COVERED WITH STONE

Elevation

R 327

PROPOSED SITE LAYOUT PLAN
SCALE 1:100

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NOTES

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Iss.	Description	By	Date
I			
H			
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B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details

Cabinet Type - NBI CABIN
Dimensions 3m x 3m x 3m
Colour -

Site Coordinates

Latitude: 53.887822
Longitude: -8.763881

Grid Reference

Easting 549.543
Northing 771.171

Purpose

LOW LEVEL DESIGN

Site code

-

Survey date

21.07.23

Sheet Size

A3

Scale

As Shown

Drawn By

Date Drawn

GOR

24.07.23

Checked By

Date Checked

VM

24.07.23

Title:

Proposed Site Layout Plan 1:100

Project:

Cloonfad
R327
Private Residence
Co. Roscommon

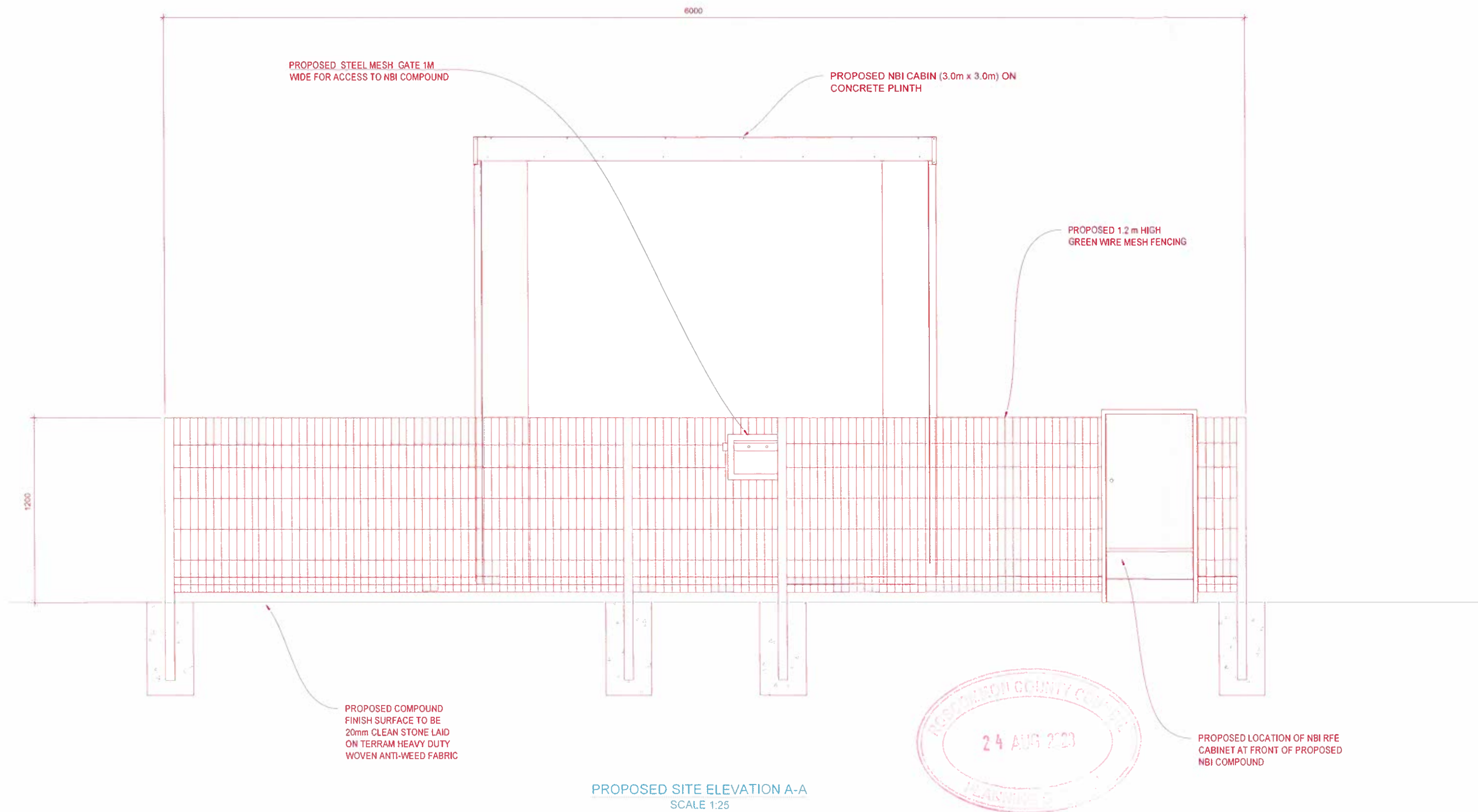
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Drawing No

82247/001/04

REVISION

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Iss	Description	By	Date
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details

Cabinet Type: NBI CABIN
Dimensions: 3m x 3m x 3m
Colour: -

Site Coordinates

Latitude: 53.687822
Longitude: -8.763881

Grid Reference

Easting: 549.543
Northing: 771.171

Purpose

LOW LEVEL DESIGN

Site code

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Survey date
21.07.23

Sheet Size
A3

Scale

As Shown

Drawn By

Date Drawn

GOR

24.07.23

Checked By

Date Checked

VM

24.07.23

Title:

Proposed Site Elevation 1:25

Project:

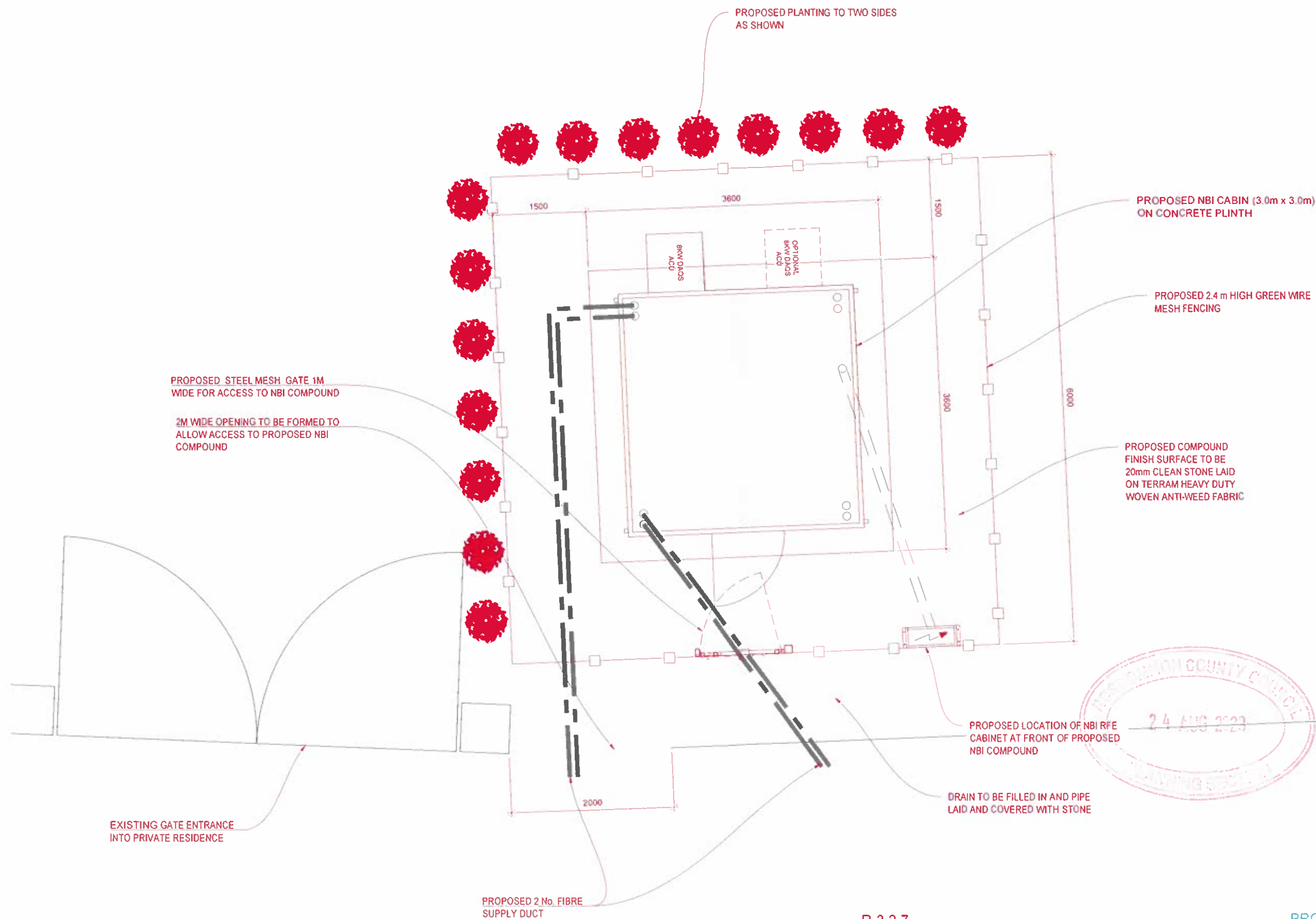
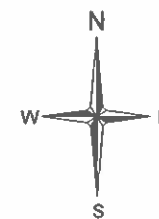
Cloonfad
R327
Private Residence
Co. Roscommon

Drawing No

82247/001/05

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CONSTRUCTION
SUBJECT TO
CHANGES

REVISION B



EXISTING GATE ENTRANCE
INTO PRIVATE RESIDENCE

PROPOSED STEEL MESH GATE 1M
WIDE FOR ACCESS TO NBI COMPOUND

2M WIDE OPENING TO BE FORMED TO
ALLOW ACCESS TO PROPOSED NBI
COMPOUND

PROPOSED PLANTING TO TWO SIDES
AS SHOWN

PROPOSED NBI CABIN (3.0m x 3.0m)
ON CONCRETE PLINTH

PROPOSED 2.4 m HIGH GREEN WIRE
MESH FENCING

PROPOSED COMPOUND
FINISH SURFACE TO BE
20mm CLEAN STONE LAID
ON TERRAM HEAVY DUTY
WOVEN ANTI-WEED FABRIC

PROPOSED LOCATION OF NBI RFE
CABINET AT FRONT OF PROPOSED
NBI COMPOUND

DRAIN TO BE FILLED IN AND PIPE
LAID AND COVERED WITH STONE

PROPOSED 2 No. FIBRE
SUPPLY DUCT

R 327

PROPOSED CABIN SETTING OUT
SCALE 1:50

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NOTES

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- 1.3 Assume all site details are existing unless otherwise specified.

Iss.	Description	By	Date
H			
G			
F			
E			
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C			
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details
Cabinet Type - NBI CABIN
Dimensions 3m x 3m x 3m
Colour -

Site Coordinates
Latitude: 53.687822
Longitude: -8.763881

Grid Reference
Easting 549 543
Northing 771 171

Purpose

LOW LEVEL DESIGN

Site code	Survey date	Sheet Size
-	21.07.23	A3
Scale	Drawn By	Checked By
As Shown	GOR	VM
Date Drawn	Date Checked	
24.07.23	24.07.23	

Title: Proposed Cabin Setting Out

Project: Cloonfad
R327
Private Residence
Co. Roscommon

NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES

Drawing No 82247/001/06

REVISION B



SEE NOTE 3

SEE NOTE 4

SEE NOTE 1

SEE NOTE 2

SEE NOTE 4

SEE NOTE 1

SEE NOTE 3

NOTES:

1. PROPOSED CABIN CONNECTED TO INNER EARTH RING AT DESIGNATED POINTS ON CABINS, (INDICATED BY CIRCLE), FOR DETAILS THE CABIN EARTH POINTS PLEASE REFER TO MANUFACTURERS SPECIFICATION. ALUMINIUM TAPE OR CABLE TAIL TO BE LEFT FOR CONNECTION TO CABIN. OVERGROUND EARTH CONNECTION TO BE INSULATED.
2. LINE OF EARTH RING. EARTH SYSTEM TO CONSIST OF CABLE OR BARE COPPER TAPE 50 SQ LAID INTO TRENCH.
3. POSITION OF EARTH PIT AND EARTH RODS. BI-METALLIC CONNECTORS TO BE LOCATED IN EARTH PITS. GROUND TO BE CLEAR OF ANY UNDERGROUND CABLES IN VICINITY OF EARTH PITS AND BI-METALLIC CONNECTORS. No. OF CONNECTORS RELATES TO GROUND CONDITIONS. CONDITION OF GROUND TO BE CHECKED ON SITE BEFORE COMMENCEMENT.
4. 50mm DUCT IN BASE SLAB FOR EARTH TO CONNECT TO CABIN EARTH POINT TO BE SEALED WITH EXPANDING FOAM



PROPOSED EARTHING LAYOUT

SCALE 1:50

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CITYWEST, DUBLIN 24
D24 HERR,
TEL +353 (0) 61 624024

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Iss.	Description	By	Date
I			
H			
G			
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E			
D			
C			
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

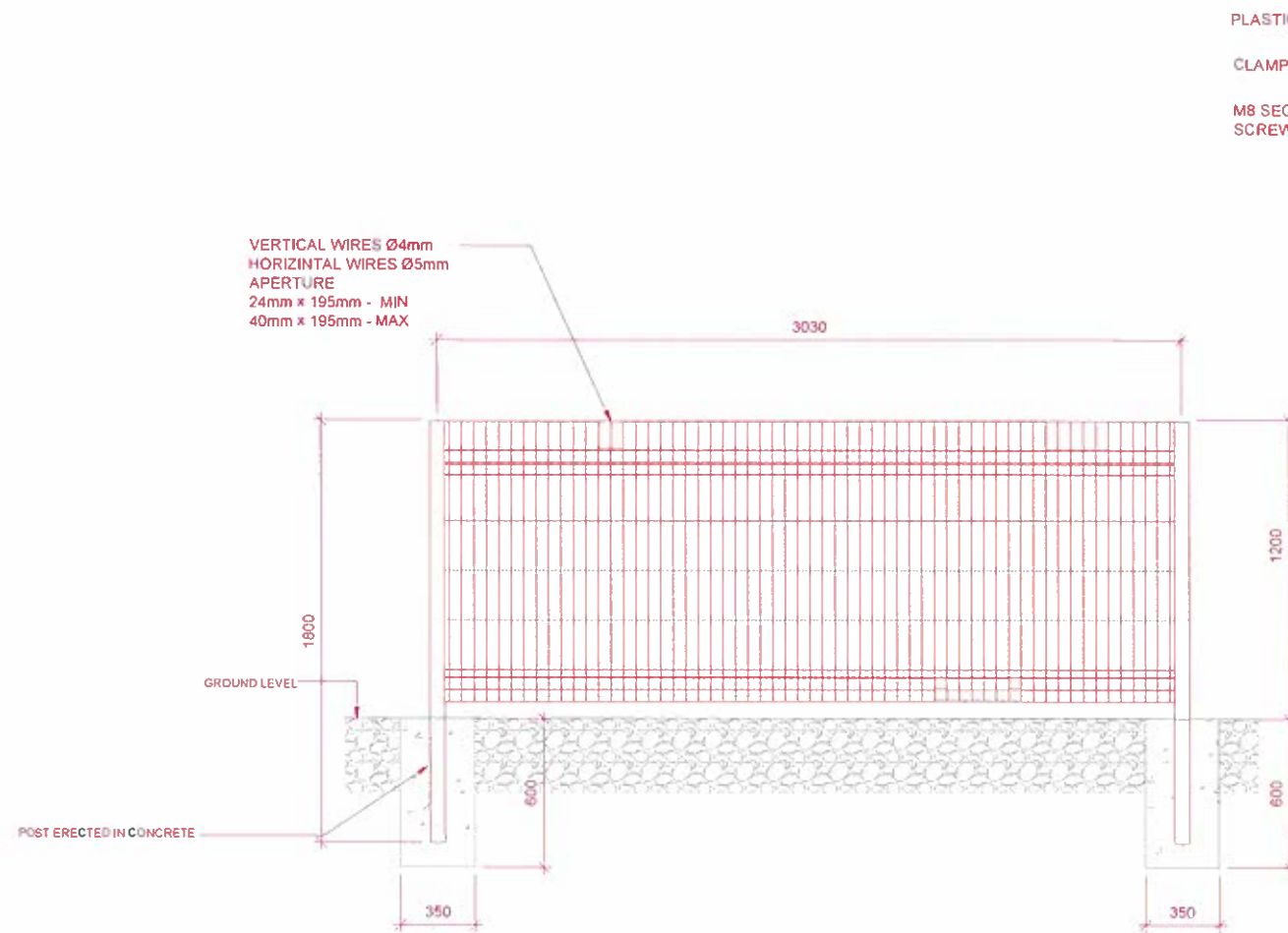
Cabin/Cabinet Details	
Cabinet Type -	NBI CABIN
Dimensions	3m x 3m x 3m
Colour	-

Site Coordinates	
Latitude	53.687822
Longitude	-8.763881

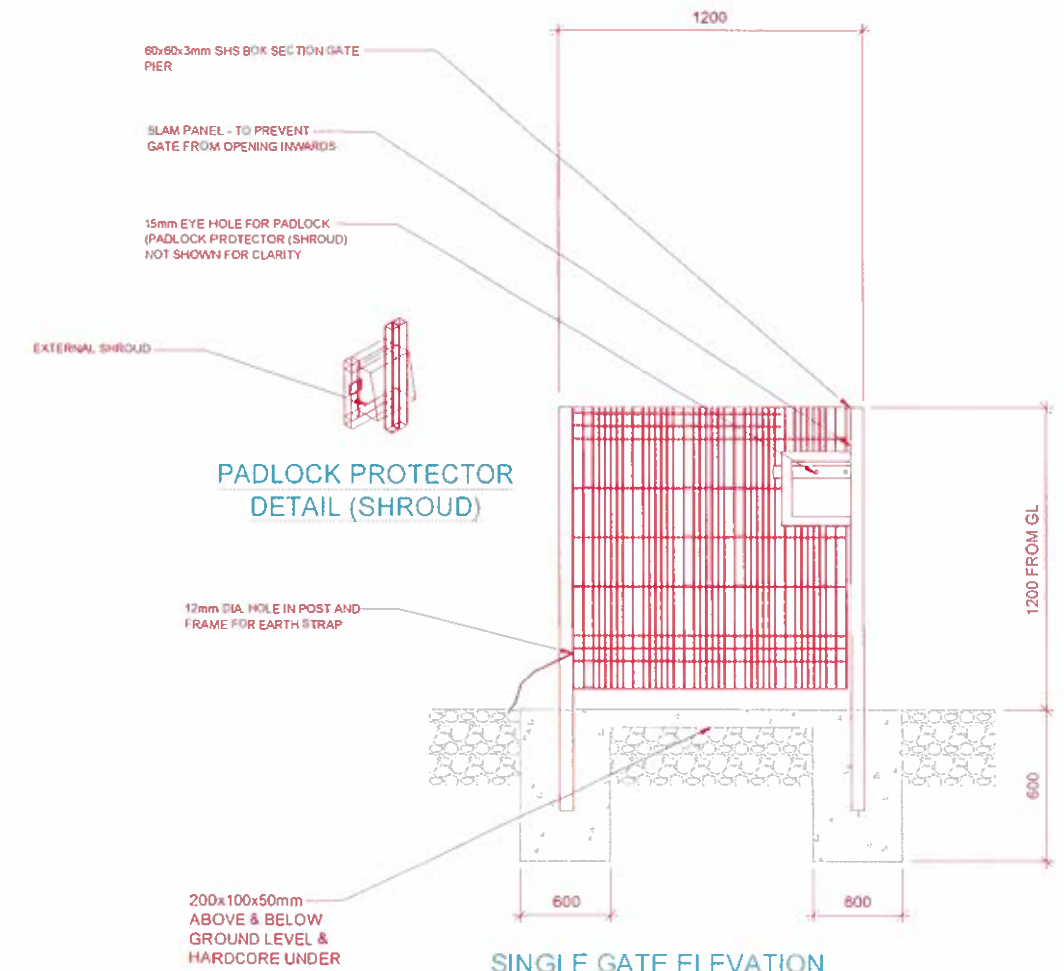
Grid Reference	
Easting	549.543
Northing	771.171

Purpose			
LOW LEVEL DESIGN			
Site code		Survey date	Sheet Size
-		21.07.23	A3
Scale	Drawn By	Checked By	VM
As Shown	Date Drawn	Date Checked	24.07.23

Title:		Proposed Earthing Layout	
Project:	Cloonfad R327 Private Residence Co. Roscommon	NOT FOR CONSTRUCTION SUBJECT TO CHANGES	
Drawing No	82247/001/07	REVISION	B



TYPICAL KINSALE MESH FENCE - COMPOUND ELEVATION



SINGLE GATE ELEVATION



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TEL +353 (0018) 624624

NOTES

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Iss.	Description	By	Date
H			
G			
F			
E			
D			
C			
B	Fence Height Revised	GOR	21.08.23
A	Initial Issue	GOR	24.06.23

Cabinet/Cabinet Details

Cabinet Type - NBI CABIN
Dimensions 3m x 3m x 3m
Colour -

Site Coordinates

Latitude 53.687822
Longitude -8.763881

Grid Reference

Easting 549.543
Northing 771.171

Purpose

LOW LEVEL DESIGN

Site code

As Shown

Survey date

21.07.23

Sheet Size

A3

Scale

As Shown

Drawn By

GOR

Checked By

VM

Date Drawn

24.07.23

Date Checked

24.07.23

Title:

Proposed Access Gate Details

Project:

Cloonfad
R327
Private Residence
Co Roscommon

Drawing No

82247/001/08

NOT FOR
CONSTRUCTION
SUBJECT TO
CHANGES

REVISION 8

Roscommon County Council
Aras an Chontae
Roscommon
09066 37100

25/08/2023 12:36:45

Receipt No. : L01/0/224269

NBI INFRASTRUCTURE DAC T/A
NATIONAL BROADBAND IRELAND
3008 LAKE DRIVE
CITY WEST
DUBLIN D24 H6RR

AGENT KIERAN TARPEY - ENTRUST LTD

PLANNING APPLICATION FEES	80.00
GOODS	80.00
VAT Exempt/Non-vatable	
DED 608	

Total : 80.00 EUR

Tendered :
Cheque 80.00
000554

Change : 0 00

Issued By : Bernadine Duignan
From : Central Cash Office