



An
Bord
Pleanála

Board Direction
BD-004639-19
ABP-305021-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development is located within the settlement boundary of the village of Watergrasshill immediately adjoining established residential development and lands being developed for housing. In accordance with the "Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities", published by the Department of the Environment and Local Government in July, 1996, it is a requirement, with regard to visual impact, that only as a last resort should free-standing masts be located on or in the immediate surrounds of villages and that only as a last resort and if alternatives are either unavailable or unsuitable should free-standing masts be located in a residential area (Section 4.3). It is considered that the proposed development would constitute a highly obtrusive development immediately abutting established housing within the village of Watergrasshill, would have a significant overbearing impact on adjoining residential properties, would contribute substantially to the erosion of the visual amenities of residents at this location, and would, therefore, conflict with the locational requirements of the Guidelines. The proposed development would, thereby, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/12/2019

Terry Ó Niadh