



An
Bord
Pleanála

Board Direction
BD-005767-20
ABP-306183-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 18th, 2020.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development would be located on a protected structure, Christ Church (RPS number 585). Having regard to the contemporary and industrial nature of the proposed development, and to the protected and historical status of the building on site, and its elevated and exposed setting in the wider settlement of Clifden, it is considered that the proposed development (notwithstanding the proposed mitigation measures) would seriously detract from the visual setting and integrity of the protected structure, and would adversely affect the character of the protected structure. Accordingly, it is considered that the proposed development would materially contravene Objectives HC 2 and HC4 of the Clifden Local Area Plan, would militate against the preservation of the setting of the protected structure and would set an undesirable precedent for future similar development affecting protected structures. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the planning authority regarding the unacceptability of the proposed development on the character of the protected structure, particularly having regard to the location of the telecommunications antennae on the exterior of the spire of the Church, and considered that the applicant had not made a convincing case for the location of this telecommunications infrastructure on the protected structure. The Board was also satisfied that the proposed development would represent an unacceptable precedent for the fixing of such infrastructure on the exterior of church towers/spires that are protected structures, noting that An Bord Pleanála had previously refused planning permission for similar proposals in other locations on similar grounds (while permitting internal provision in some cases where there would be no external impact). Furthermore, the Board was satisfied that the development in question would, as noted by the planning authority, materially contravene objectives of the Clifden Local Area Plan.

Board Member

Date: 18th May 2020

Philip Jones