



An
Bord
Pleanála

Board Direction
BD-007268-21
ABP-308297-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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

Reasons and Considerations

Having regard to the guidelines relating to telecommunications antennae and support structures which were issued by the Department of the Environment and Local Government to planning authorities in July, 1996 and the height, scale and location of the proposed development, it is considered that the development would be an incongruous structure within the town centre of Castlefinn, would have an unacceptable visual impact and would seriously injure the amenities of the area and property in the vicinity. Furthermore, it is considered that the existing use on site would be compromised and the proposed development would result in a disorderly and haphazard form of development on the existing service station site. The proposed development would therefore be contrary to Policy CS-P-4 of the Development Plan by reason of the impacts that would result on the town centre location and the residential amenities within the area and be contrary to Policy TC-P-3 by reason of its impacts on the historical setting. It is also considered that a sufficient examination of alternative sites and justification for the current 'last resort' site in accordance with the guidelines has not been presented. The proposed

development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/01/2021

Michelle Fagan