

An
Bord
Pleanála

Board Direction
BD-007888-21
ABP-308546-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2021.

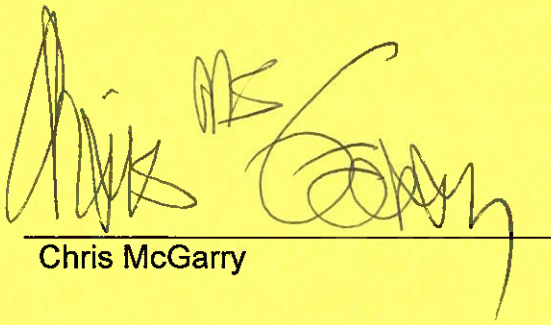
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development, by reason of height and design and located on an elevated and exposed ridgeline, in close proximity to a recently permitted telecommunications tower granted under permission An Bord Pleanála Reg. Ref: 307642-20, would result in a visually obtrusive form of development which would be seriously injurious to the landscape character and visual amenities of the area and would be contrary to objective DMS144 of the Fingal County Development Plan 2017-2023, which seeks to avoid the location of such structures in highly sensitive landscapes. Furthermore the proposed development would be contrary to the provisions of the Ministerial Guidelines, 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities', published in July 1996 by the Department of the Environment and Local Government, which state that great care will have to be taken when dealing with fragile or sensitive landscapes, that sharing of installations will normally reduce the visual impact on the landscape and that while clustering of masts may be encouraged where it is not possible to share a structure, on hill tops clustering may not offer any improvement from the point of view of visual intrusion. Having regard to the above, it is considered that the proposed development would be contrary to the relevant provisions of the development plan, contrary to the Ministerial Guidelines and 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 considered the nature of the proposed development, in its locational context and by reference to the impact on the visual and landscape character of the area, on foot of the permitted 24 metre lattice telecommunications tower, granted in close proximity to the subject site under permission An Bord Pleanála Reg. Ref: 307642-20. The Board determined that while the character of the area could sustain a single new communications tower, the cumulative impact of two such towers in close proximity would seriously injure the visual amenity of the area and would be contrary to the relevant provisions of the development plan and of the Ministerial Guidelines regarding, overall assessment of visual impact, the encouragement of sharing of structures and the commentary that even where clustering may be considered, such an approach may not offer any improvement from the point of view of visual intrusion.

Board Member



Chris McGarry

Date: 14/04/2021