

**An
Bord
Pleanála**

**Board Direction
BD-009763-22
ABP-311100-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2022.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following;

- Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996)
- Telecommunications Antennae and Support Structures and DoECLG Circular Letter PL07/12
- The objectives of the Wexford Development Plan 2013 – 2019
- the Courtown and Riverchapel LAP 2015-2021 as extended
- The nature and scale of the proposed telecoms monopole
- The submissions and observations received
- The decision of the planning authority
- The report of the Inspector

And considered that the proposed development, subject to compliance with the conditions as set out below, would achieve the objectives set out in National Policy under the Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities (1996) and the Telecommunications Antennae and Support

Structures and DoECLG Circular Letter PL07/12 and the Wexford Development Plan 2013 – 2019 and the Courtown and Riverchapel LAP 2015-2021 as extended

Furthermore, the Board was satisfied that the proposed development having regard to its limited nature and scale set against the context of the existing Eir Exchange would not seriously injure the residential amenities of adjoining properties and would not seriously injure the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the decision of the planning authority and was satisfied that having regard to the existing telecommunications exchange , scale and location of the proposed replacement structure was an appropriate and acceptable location in Courtown.

Furthermore, the Board considered that the proposed development would not be visually obtrusive and would not seriously injure the amenities of the area and in particular would not seriously injure the residential amenities of the dwelling house 'The Anchorage' to the east or the caravan park to the south. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of orderly development.

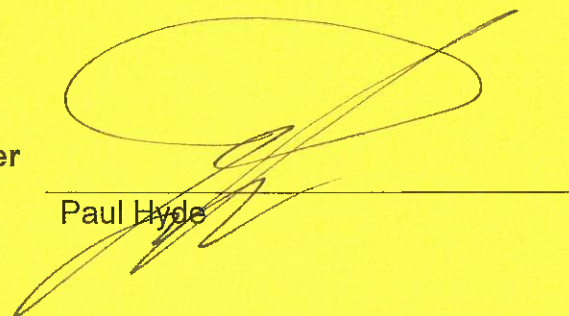
3. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site.

Reason: In the interest of the visual amenities of the area.

4. A fixed red obstacle light shall be fitted as close to the top of the structure as practicable and shall be visible from all angles in azimuth. Details of this light, its location and period of operation shall be submitted to and agreed in writing with the Planning Authority and the Irish Aviation Authority prior to commencement of development.

Reason: In the interest of public and aviation safety.

Board Member



Paul Hyde

Date: 07/02/2022

