



An  
Bord  
Pleanála

**Board Direction**  
**BD-014497-23**  
**ABP-311522-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

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 height and location of the proposed monopole on an elevated site in the centre of Ballymote in close proximity to an existing mast, it is considered that the proposed mast would add to visual clutter, be visually obtrusive and would detract from views of the town and Emlaghfad Church, a Protected Structure, from the town park and surrounding streets and nearby residential properties, particularly Cuna Losa. Furthermore, it is considered that, on the basis of the documentation submitted with the application and the appeal, the Applicant has not provided evidence of the need for the proposed telecommunications structure at this location, or that possible opportunities for co-location or alternative new locations do not exist in the surrounding area. Accordingly, the proposed location on an elevated site in the town centre which is in close proximity to the protected structure of Emlaghfad Church and other protected structures within the town centre of architectural and heritage merit and residential development, has not been justified as a 'last resort' in accordance with the requirements of the guidelines for Planning Authorities relating to 'Telecommunications Antennae and Support Structures' which were issued by the Department of the Environment and Local Government in July, 1996. The proposed

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

Board Member *Peter Mullan*  
Peter Mullan

Date: 08/11/2023