



An
Bord
Pleanála

Board Direction
BD-014206-23
ABP-314205-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2023.

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

Reasons and Considerations

Section 11.2.2 (Mobile telephony infrastructure) of the Sligo Development Plan 2017-2023 provides that in assessing proposals for telecommunications installations, the Planning Authority will have regard to the guidance document Telecommunication Antennae and Support Structures – Guidelines for Planning Authorities (DECLG 1996), as amended by the Circular PL 07/12. Section 4.3 of the guidelines sets out that only as a last resort and if the alternatives (set out in the guidelines) are either unavailable or unsuitable should free-standing masts be located in a residential area. In arriving at its decision, the Board noted that the site of the proposed telecommunications structure is on lands zoned 'OS - open space' and that the site lies directly adjacent to lands that are zoned 'R3 – medium/high-density residential area' in the current Sligo County Development Plan 2017-2023 (as extended to July 2024 and incorporating the Sligo and Environs Development Plan 2010-2016), including lands on which a development of social housing has been permitted under Part 8 of the planning and development regulations 2001, as amended. Notwithstanding the details on alternative sites presented with the application, the Board was not satisfied that all reasonable alternatives were considered by the developer such that would lead the Board to conclude that the current site in a

residential area is the only site available or suitable and that the mast should be permitted at the proposed location as a last resort.

In the absence of a more robust assessment of alternatives as per Section 4.3 of the guidelines, the Board was not satisfied that the proposed development would be consistent with national Guidelines or the provisions of the statutory development plan for the area in terms of siting it in a residential area with the potential to impact on the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination or EIA is required.

Board Member



Patricia Calleary

Date: 19/10/2023