

An  
Bord  
Pleanála

**Board Direction**  
**BD-014059-23**  
**ABP-314250-22**

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

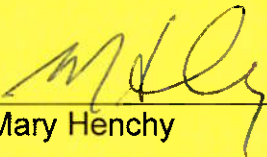
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. It is considered that the proposed development, by virtue of its visual prominence in an open and prominent corner site within the development area of Listowel town, would not integrate satisfactorily into the urban landscape and would be unduly obtrusive in this area. The proposed development would therefore result in a negative impact on the character of the townscape which includes an adjacent Architectural Conservation Area, Convent Cross, immediately adjacent to the site and would seriously injure visual amenities of the area. The proposed development would accordingly be contrary to objectives LIS66 and KCDP 4-3 which seek to preserve the architectural heritage of towns and villages in the county. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located adjacent to a pair of single storey dwellings to the south, one of which provides guest accommodation. Having regard to the shared boundary with one these properties and proximity to the other boundary and to the scale and proximity of the proposed telecommunications structure and associated equipment, it is considered that the proposed development would form a discordant, overbearing and obtrusive

feature at this location, would seriously injure the visual amenities of the area and would militate against the protection of residential amenity. Accordingly, having regard to the provisions of 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, it is not considered that the proposed development in the manner proposed is sufficiently justified at this location and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mary Henchy

**Date:** 10/10/2023