



An
Bord
Pleanála

Board Direction
BD-014923-23
ABP-315274-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/12/2023.

The Board, by a majority of 2:1, decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The site is located within the settlement boundary of Cobh and adjacent to established residential properties as well as lands zoned specifically for residential development under the Cork County Development Plan 2022-2028. The Telecommunications Antenna and support Structures Guidelines for Planning Authorities (1996) state only as a last resort and if alternative sites are either unavailable or unsuitable should free standing masts be located in a residential area. On the basis of the documents submitted, the applicant has not provided sufficient justification for the location of the proposed mast adjacent to existing residential properties and a zoned residential area of the settlement. It is therefore considered that the proposed development would be injurious to the residential amenity of adjoining property, would be contrary to the national Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) and therefore 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 were mindful of the totality of the information on the file.

Board Member

Date: 22/12/2023


Liam Bergin