

An  
Bord  
Pleanála

**Board Direction**  
**BD-012014-23**  
**ABP-315591-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2023.


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

### **Reasons and Considerations**

1. The Board is not satisfied on the basis of the information received, in particular the absence of a visual impact assessment, that the proposed development of an 18-metre telecommunications monopole and associated infrastructure, within the town centre of Ballyjamesduff on a site with existing telecommunication structures, would not negatively impact the visual amenities of the town centre, the wider area and the adjoining residential development. In the absence of such information, it is considered that the development as proposed would be contrary to national guidance as set out in section 4.3 of the Department of the Environment and Local Government Planning Guidelines 'Telecommunications Antennae and Support Structures' (1996) and Objective ICT 05 of the Cavan Development Plan 2022-2028 which seeks to ensure that the location of telecommunication structures minimise and/or mitigate any adverse impacts on communities, public rights of way and the built or natural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the number and configuration of existing poles on the site and the scale and location of the proposed development, in the absence of evidence as to a consideration of the consolidation/amalgamation of existing and proposed telecommunication poles at the site, it is considered that the cumulative impact of the existing structures and proposed development would have an overbearing impact and give rise to adverse visual effects on the adjoining residential properties. The development as proposed would detract from the existing residential amenity of the adjacent residential property and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Una Crosse

Date: 12/04/2023