

An
Bord
Pleanála

Board Direction
BD-012541-23
ABP-315950-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/06/2023.

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

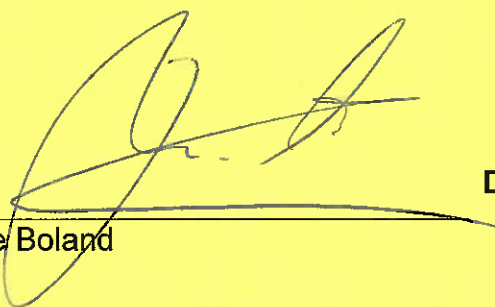
Reasons and Considerations

1. Having regard to its location within the town centre of Monaghan and its very close proximity to a housing estate, it is considered that the proposed telecommunications structure would not be in compliance with the currently national guidelines Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, DECLG, 1996, TCP 3 of the Monaghan County Development Plan 2019-2025 and would seriously injure the residential amenities properties to the immediate vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the existing character and the prevailing pattern of development, the site location beside four Architectural Conservation Areas and a number of Protected Structure, it is considered that the proposed development, by reason of its overall design and layout, the visibility from the surrounding area, would be out of scale with its surroundings, would seriously detract from the architectural character and setting of Monaghan Town Centre

and of the adjoining streetscapes generally. The proposed development would, therefore, materially, and adversely affect the character of the Market Street, Hill Street, Mill Street and Church Square Architectural Conservation Areas, would be contrary to national guidance Telecommunications Antennae & Support Structure Guidelines for Planning Authorities 1996 and the Architectural Heritage Protection Guidelines and Policies TCOP 3 of the Monaghan County Development Plan 2019-2025 and would be contrary to the proper planning and sustainable development of the area.

3. Policy TCOP 4 of the Monaghan County Development Plan 2019-2025 seeks to facilitate the orderly development of telecommunications by requiring co-location of antennae support structures and sites where feasible unless demonstrated to the satisfaction of the Planning Authority that the co-location is not feasible. Submitted coverage maps confirm that the town and the surrounding area currently benefit from good-very good ICT coverage, and it is considered that's co-location (at five ICT sites in the area, all within c. 1.5km of the town centre) has not been adequately addressed. Accordingly, to permit the development as proposed would be contrary to Policy TCOP 4 of the Monaghan County Development Plan 2019-2025 and the proper planning and sustainable development of the area.

Board Member



Joe Boland

Date: 22/06/2023