

**An
Bord
Pleanála**

**Board Direction
BD-015750-24
ABP-316245-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

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

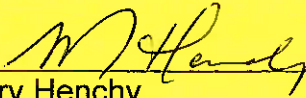
Reasons and Considerations

Having regard to the site's prominent location in an area designated for amenity use, its proximity to Roscrea town and residential properties, and the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in 1996 (as updated by Circular Letter PL 07/12); the Roscrea Local Area Plan 2023-2029 and Tipperary County Development Plan 2022-2028, it is considered the proposed development would be visually intrusive by reason of its height, scale and design and would adversely injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination, screening for

environmental impact assessment, or environmental impact assessment is required.

Board Member



Mary Henchy

Date: 06/03/2024