



An  
Bord  
Pleanála

**Board Direction**  
**BD-013986-23**  
**ABP-317195-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

The Board decided by majority decision (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having particular regard to the proximity of the monopole to the shared eastern site boundary, the Board considered that the proposed development would have an overbearing impact on the adjoining house to the immediate east and would be visually obtrusive when viewed from the attendant open space of this house. The proposal would therefore have a negative impact on existing residential amenity, would not be in accordance with the 'A1 - Existing Residential' zoning for the site as per the Louth County Development Plan 2021-2027 and would be contrary to the proper planning and sustainable development of the area.

**Note:** In deciding not to accept the Inspector's recommendation to refuse permission in accordance with the Inspector's recommended Reason No. 1, the Board considered that the proposed development generally accorded with the 1996 Ministerial guidelines and would not have an unacceptable impact on the visual amenities of the wider area.

**Board Member**

  
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Tom Rabbette

**Date:** 04/10/2023