

An
Bord
Pleanála

Board Direction
BD-015976-24
ABP-317678-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2024.

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

- (a) the guidelines relating to telecommunications antennae and support structures which were issued by the Department of the Environment and Local Government to planning authorities in July, 1996,
- (b) Objective ICT 06 of the Cavan County Development Plan 2022-2028,
- (c) the failure to provide documentary evidence as to the non-availability of options for co-location on existing support structures and to provide a comprehensive assessment of alternative locations,

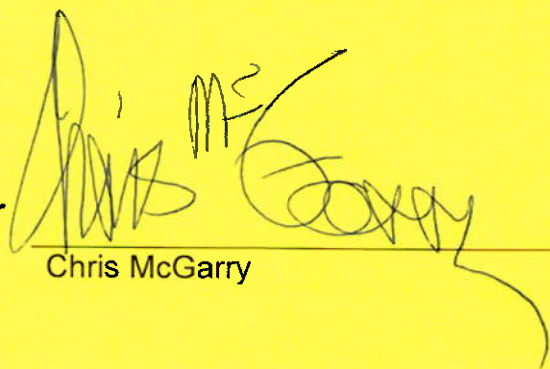
it is considered that the proposed development would be inconsistent with development objective ICT 06, and would not on the basis of the information submitted with the application and appeal, provide sufficient reasoned justification for the proposed development at this location. The proposed development 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 of 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.

Note 1: the Board note the recommendation of the inspector that the proposed development would be visually obtrusive (noting the height, scale and location of the proposed development in the centre of town). On the basis of the information on file, including the photographs supplied by the inspector, the Board did not share the view of the inspector that the proposed development would be visually obtrusive at this location. The Board noted the existing utilities function of the site and the range of visual elements within the immediate and wider environs, including significantly scaled industrial buildings, open areas, residential development and commercial uses. In this regard the Board determined that the visual context was therefore mixed, with a reasonable capacity to absorb different forms of development and that the installation of the proposed mast here would not of itself, lead to serious injury to visual amenity.

Board Member



Chris McGarry

Date: 03/04/2024