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**Board Direction**  
**BD-016907-24**  
**ABP-318262-23**

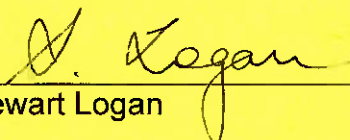
The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2024.

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

#### **Reasons and Considerations**

The proposed development, by virtue of its scale, position within the site and location in close proximity to existing residential dwellings with the Ashford Downs residential estate, would be an overbearing and visually dominant form of development that would be seriously injurious to the residential and visual amenities of the area. The proposed development would be contrary to section 4.3 of the *'Antennae and Support Structures, Guidelines for Planning Authorities'* (1996), the Existing Residential zoning objective of the site to *'Protect and enhance the amenity of developed residential communities'* and Policy ICT 04 in the Cavan County Development Plan 2022-28 and would, therefore, be contrary to the proper planning and development of the area.

**Board Member**

  
Stewart Logan

**Date:** 11/07/2024