

An  
Bord  
Pleanála

**Board Direction**  
**BD-017570-24**  
**ABP-319135-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/09/2024.

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

**Reasons and Considerations**

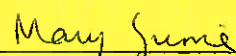
1. It is considered that, by reason of its scale and overbearing nature, the proposed development would be contrary to Section 13.8.3 of the Cork County Development Plan 2022-2028 which stresses the importance of ensuring that the landscape, both urban and rural, is protected from any significant impact caused by telecommunications infrastructure. Furthermore, it is considered that the requirement for the proposed development has not been adequately justified by the applicant. The proposed development would seriously injure the visual amenity of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature and scale of the proposed development for a 15-metre telecommunications monopole and associated infrastructure in the centre of the village of Knocknagree, it is considered that the proposed development would result in a significant and negative impact on the village centre and, in particular, on the Fair Green, which is a protected structure, and the low-rise traditional buildings making up the streetscape around it. The proposed development would materially contravene Objective HE 16-14 of the Cork County Development Plan, which seeks to protect structures on the Record of Protected Structures and their curtilage and

attendant grounds, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July 1996, and the height, scale and location of the proposed development close to residential development, it is considered that the proposed development would have a negative impact on the Fair Green as a public open space/recreational amenity serving the residents and local community as identified in Specific Development Objective for Knocknagree GR-01 of the Cork County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the proposed 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 Sumie

**Date:** 24/09/2024