

An  
Bord  
Pleanála

**Board Direction**  
**BD-018567-25**  
**ABP-320522-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/01/2025.

The Board decided to refuse permission for the following reasons and considerations.

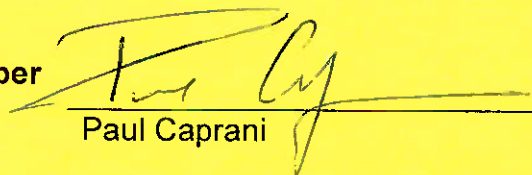
### **Reasons and Considerations**

The proposed development, situated in an area governed by the Regeneration-1 Designation, could undermine and compromise the Urban Core Zoning Objective which seeks to provide for targeted enterprise and/or residential-led regeneration for the subject site and the lands immediately surrounding the site. Furthermore the Board considered that the applicant had not demonstrated that more suitable alternative locations may be available which would not compromise a key strategic objective for the site as set in the Thurles Local Area Plan 2024 – 2030. On this basis the Board considered that the proposed telecommunications monopole would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the proposed development was located in a key strategic redevelopment and regeneration site within the Thurles Town Centre and the proposal to locate a telecommunications mast upon these lands could compromise any future proposals to redevelop the designated Regeneration Site in the future. The Board noted the inspector's inclusion of condition 2(a) which limited the grant of

planning permission to a period of 10 years in order to allow the for the impacts of the development on the potential of the regeneration of the site to be reviewed. However the Board noted the Departmental Guidance set out under Circular Letter PL07/12 which advises that attaching a condition to a permission for telecommunication mast which limit their life to a set temporary period should cease, and that only in exceptional circumstances where particular site or environmental conditions apply, should a permission issue with conditions limiting their life. The Board did not consider that such exceptional circumstances applied in this instance.

**Board Member**

  
Paul Caprani

**Date:** 02/01/2025