



**An  
Bord  
Pleanála**

**Board Direction  
BD-019825-25  
ABP-321815-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2025.

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

### **Reasons and Considerations**

Having regard to the

- a) proposed location of the telecommunications structure on an elevated and exposed site
- b) the predominately residential character of the area in the immediate surrounds of Crook
- c) close proximity to a 'most sensitive' landscape as designated in the Scenic Classification in the Landscape and Seascape Character Assessment of Waterford City and County Development Plan 2022-2028,
- d) the height and design of the telecommunications structure,
- e) Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities (1996)
- f) National Broadband Plan 2020
- g) Policy UTL 16 of the Waterford City and County Development Plan 2022-2028
- h) the totality of the documentation on file

it is considered that a satisfactory justification has not been provided for the proposed lattice type support structure in this location. It is also considered that the proposed development would be visually obtrusive and would seriously injure the amenities of the area and of property in the vicinity, would be contrary to the provisions of Policy UTL 16 of the Waterford City and County Development Plan 2022-2028 and section 4.3 of the Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities (1996) and would therefore 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 was not satisfied that the developer demonstrated sufficient justification for the proposed design in terms of the minimum height consistent with effective operation for the telecommunications structure as required under Section 4.3 of the Telecommunications Antennae and Support Structures- Guidelines for Planning Authorities (1996) or for the consideration of an alternative design to the proposed lattice type support structure as required under Policy UTL 16 of the Waterford City and County Development Plan 2022-2028. The Board did not agree with the Inspector's assertion that the mast, while tall, is a thin structure and therefore would not be prominent or obtrusive. The Board considered the visual impacts of a 18m high lattice type telecommunications structure on an elevated exposed site on nearby residences to the north, south and east unacceptable in this location, with particular reference to VP4, VP6 and VP7 of the Visual Impact Appraisal prepared by Indigo submitted on 18<sup>th</sup> November 2024.

**Board Member**

  
Emer Maughan

**Date:** 03/06/2025