



An  
Bord  
Pleanála

**Board Direction**  
**BD-019868-25**  
**ABP-321817-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/06/2025.

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

**Reasons and Considerations**

Having regard to the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in 1996 (as updated by Circular Letter PL 07/12), the Laois County Development Plan 2021-2027 including Objective DM TEL 1 which states amongst other things that the design of mast structures should be simple and well-finished and that monopoles are preferred to latticework types, to the height, scale and location of the proposed development in close proximity and sited prominently to the front of the adjacent dwelling, the Board considered that the applicant had not demonstrated that the proposed development to erect a 24 metre lattice telecommunications support structure on a 1.2 metre high raised foundation would not be visually impactful on the adjacent residential property. 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.

In deciding not to accept the Inspector's recommendation to grant permission, and having regard to the existing structure on site, the Board noted the existing lattice structure on site and the Applicant's acknowledgement that it creates a visual impact from the house and driveway. The Board did not concur with the Inspector's assessment that a 24 metre lattice structure at this site would not result in significant adverse impacts on the visual amenity of the nearby Appellant's residential property.

**Board Member**

*Eamonn James Kelly*  
Eamonn James Kelly

**Date:** 06/06/2025

**Note**

Having regard to the totality of information on the file, it was not clear to the Board why existing masts identified in Table 1 of the Technical Justification document submitted by the Applicant as "There is no Vodafone on this site" (i) could not facilitate co-location or (ii) deliver the same improvement in target coverage through a combination thereof. However, given the substantive reason for refusal, the Board decided not to pursue further clarification of the matter at this time.