

An
Coimisiún
Pleanála

Direction
CD-020342-25
ABP-322317-25

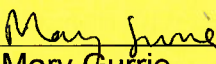
The submissions on this file and the Inspector's report were considered at a meeting held on 25/07/2025.

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

Planning

Commissioner:

Date: 30/07/2025


Mary Gurrie

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to location of the proposed development in an area zoned 'existing residential' under the Mayo County Development Plan 2022-2028 where the objective is 'to protect the amenity and character of existing residential areas', it is considered that the proposed development by reason of its height and scale would appear out of character with the residential setting in the vicinity and would have an overbearing effect on residential properties in close proximity. The proposed development would seriously injure the residential amenities of the area contrary to

the zoning objective for the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Commission 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.

Note:

The commission noted the Planning Inspector's second recommend reason for refusal and also considered that the applicant had not provided sufficient technical detail in respect of alternative sites or why the co-location option is not available and had not submitted written evidence of site-specific consultations with other operators regarding the sharing of sites and support structures in order to demonstrate compliance with the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) (updated by Circular Letter PL 07/12) and Policy Objective INO 34 and Volume 2, Section 8.10 (Telecommunications) of the Mayo County Development Plan 2022-2028. While ordinarily this may have been addressed by a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.