

An
Bord
Pleanála

Board Order ABP-313858-22

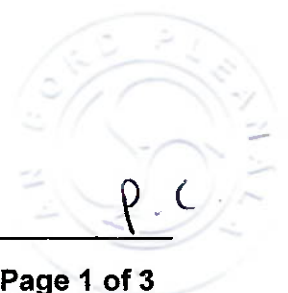
Planning and Development Acts 2000 to 2022

Planning Authority: Wicklow County Council

Planning Register Reference Number: 22/319

Appeal by On Tower Ireland Limited (OTI) care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 24th day of May, 2022 by Wicklow County Council to refuse a licence for the proposed development.

Licence Application: Erection of a telecommunication structure at Sidmonton Road, Bray, County Wicklow.



Decision

In exercise of the powers conferred on it under section 254 of the Planning and Development Act, 2000, as amended, An Bord Pleanála, directs the planning authority to REFUSE TO GRANT a licence, based on the reasons and considerations under.

REASONS AND CONSIDERATIONS

The proposed development would be sited at a junction which has a poor pedestrian environment and would lead to a substantial and excessive section of footpath with a consequential loss of amenity to the public and would negatively impact on pedestrian movement, which is not in line with the recommendations of the Design Manual for Urban Roads and Streets. Furthermore, due to the siting and design of the telecommunication structure and its associated antennae and cabinetry, the proposed development would be visually obtrusive from both the immediate and from longer distance along Sidmonton Road and would seriously injure the visual amenities of the area accordingly. The proposed development would, therefore, be contrary to the relevant provisions of the Wicklow County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to direct the planning authority to grant the licence, the Board did not share the view of the Inspector that the proposed development would not seriously injure the amenities of the area, including that of the pedestrian environment, or result in a significant negative visual impact. In its consideration of the case file, the Board concluded that the proposed scale and design of the telecommunications structure and its associated equipment would be visually obtrusive from both the immediate and longer distance views along Sidmonton Road and would seriously injure the visual amenities of the area

accordingly. The Board also noted that the proposed development site is at a junction which has a poor pedestrian environment and would lead to a substantial and excessive section of footpath being used for the structure and associated antennae and cabinetry and a consequential loss of amenity to the public, and would negatively impact on pedestrian movement, which is not in line with the recommendations of the Design Manual for Urban Roads and Streets.

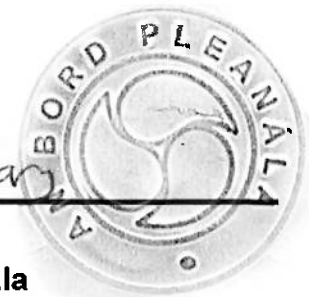
Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *20* day of *February* 2024.