



An
Bord
Pleanála

Board Order
ABP-315274-22

Planning and Development Acts 2000 to 2022

Planning Authority: Cork County Council

Planning Register Reference Number: 22/5289

APPEAL by Shared Access Limited care of Pegasus Group of First Floor, South Wing, Equinox North, Great Park Road, Almondsbury, Bristol, United Kingdom against the decision made on the 14th day of November, 2022 by Cork County Council to refuse permission.

Proposed Development: Removal of existing 21 metre floodlight to be replaced with a 24 metre combined floodlight and telecommunications structure to support nine number antenna and four number transmission dishes together with cabinets, metering pillars, retaining wall, concrete pad foundation, hand rail, access arrangement and all associated site works at Pairc Ui Cheallaigh at Cobh GAA, Carrignafey, Cobh Rural Ed, Cobh Municipal District, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The site is located within the settlement boundary of Cobh and adjacent to established residential properties as well as lands zoned specifically for residential development under the Cork County Development Plan 2022-2028. The Telecommunications Antenna and Support Structures Guidelines for Planning Authorities (1996) state only as a last resort, and if alternative sites are either unavailable or unsuitable, should free standing masts be located in a residential area.

On the basis of the documents submitted, the developer has not provided sufficient justification for the location of the proposed mast adjacent to existing residential properties and a zoned residential area of the settlement. It is therefore considered that the proposed development would seriously injure the residential amenity of adjoining property, would be contrary to 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 were mindful of the totality of the information on the file.



Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 03rd day of January 2024.