



An  
Bord  
Pleanála

## Board Order ABP-315860-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Wicklow County Council**

**Planning Register Reference Number: 22/1229**

**Appeal** by Eircom Limited (trading as Eir) care of Towercom of Usher House, Main Street, Dundrum, Dublin against the decision made on the 24<sup>th</sup> day of January, 2023 by Wicklow County Council to refuse permission.

**Proposed Development:** Erection of a 24-metre lattice telecommunications structure together with antennas, dishes and associated telecommunications equipment all enclosed by security fencing and remove an existing 12-metre lattice tower, all at Eir Exchange, River Lane, Arklow, County Wicklow.

### **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

Having regard to:

- (a) the policy of the planning authority, as set out in the Wicklow County Development Plan 2022-2028, and the Arklow and Environs Local Area Plan 2018-2024 which seeks to enhance the quality of the public realm of the waterfront area, and to ensure that any new structures are appropriately controlled/designed,
- (b) the prominent location of the site adjacent to the river walk public amenity space, its visibility from Arklow bridge and the river walk, and
- (c) the height of the proposed telecommunications structure which would be substantially taller than adjacent buildings and structures on the riverfront,

it is considered that the proposed development would appear visually intrusive in short range views along the riverfront and from Arklow bridge resulting in a significant negative impact on the visual amenity of the area. The proposed development would be contrary to the provisions of the Wicklow County Development Plan 2022-2028 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 agreed with the view of the planning authority that, given the height and appearance of the proposed development in this specific location, the visual impact would be intrusive in this context. The Board considered that while there was some technical justification in terms of the existing use of the proposed site, notwithstanding this, the proposed development would have a negative impact on the visual amenity of the area and would militate against the creation of the public realm, contrary to the provisions of the Wicklow County Development Plan 2022-2028. The Board did not agree with the Inspector that the locational advantages associated with the site would outweigh the disadvantages associated with the visual impact of the proposed development.

  
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**Mary Cregg**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this 9<sup>th</sup> day of April 2024.