

An
Bord
Pleanála

Board Order
ABP-315950-23

Planning and Development Acts 2000 to 2021

Planning Authority: Monaghan County Council

Planning Register Reference Number: 22/50

APPEAL by Eircom Limited care of Towercom Limited of Usher House, Main Street, Dundrum, Dublin against the decision made on the 3rd day of February, 2023 by Monaghan County Council to refuse permission for the proposed development.

Proposed Development: Development consisting of the construction of multi-operator telecommunications infrastructure comprised of an 18 metres monopole (overall structure height of 19.5 metres), antennas, dishes and associated equipment, together with new ground level equipment cabinets as amended by the revised public notice received by the planning authority on the 9th day of January, 2023; all at Eir, Mill Street, Monaghan, County Monaghan.

Decision

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

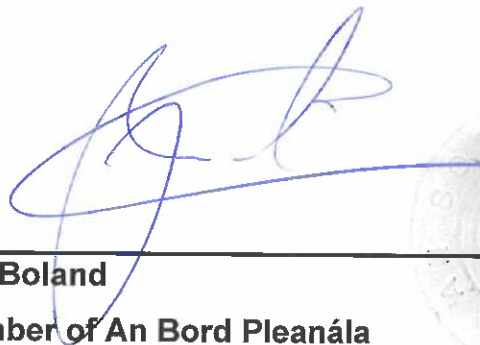
Reasons and Considerations

1. Having regard to its location within the town centre of Monaghan and its very close proximity to a housing estate, it is considered that the proposed telecommunications structure would be contrary to the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July, 1996 and the policy TCP 3 of the planning authority as set out in the Monaghan County Development Plan 2019-2025, and would seriously injure the residential amenities of properties in the immediate vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing character and the prevailing pattern of development, the site location beside four Architectural Conservation Areas and a number of Protected Structures, it is considered that the proposed development, by reason of its overall design and layout and the visibility from the surrounding area, would be out of scale with its surroundings, and would seriously detract from the architectural character and setting of Monaghan Town Centre and of the adjoining streetscapes generally. The proposed development would, therefore, materially, and adversely affect the character of the Market Street, Hill Street, Mill Street and Church Square Architectural Conservation Areas, would be contrary to the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in July, 1996, the Architectural Heritage Protection Guidelines for planning authorities issued by the Department of Housing, Local Government and Heritage in 2011 and policy TCOP 3 as set out in the Monaghan County Development Plan 2019-2025. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

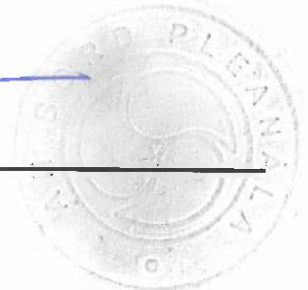


3. It is the policy of the planning authority, as set out under policy TCOP 4 of the Monaghan County Development Plan 2019-2025, to facilitate the orderly development of telecommunications by requiring co-location of antennae support structures and sites where feasible unless demonstrated to the satisfaction of the planning authority that the co-location is not feasible. Submitted coverage maps confirm that the town and the surrounding area currently benefit from adequate ICT coverage, and it is considered that co-location (at five ICT sites in the area, all within circa 1.5 kilometres of the town centre) has not been adequately addressed. The proposed development would, therefore, be contrary to Policy TCOP 4 as set out in the Monaghan County Development Plan 2019-2025 and to the proper planning and sustainable development of the area.



Joe Boland

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



Dated this *27TH* day of *June* 2023.