



Planning and Development Acts 2000 to 2022

Planning Authority: Tipperary County Council

Planning Register Reference Number: 22557

APPEAL by Elizabeth Gleeson of Benamore, Roscrea, County Tipperary against the decision made on the 16th day of March, 2023 by Tipperary County Council to grant subject to conditions a permission to Cignal Infrastructure Limited care of Ella O'Brien of Indigo, Raheen Business Park, Limerick.

Proposed Development: Construction of a 36-metre-high multi-user lattice tower telecommunications structure with headframe raised on a 1.2 metre concrete plinth, carrying antenna and dishes enclosed within a 2.4-metre-high palisade fence compound with associated ground equipment and associated site works including new entrance and access track at Benamore, Roscrea, County Tipperary as revised by the further public notices received by the planning authority on the 24th day of February, 2023.

Decision

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

Reasons and Considerations

Having regard to the site's prominent location in an area designated for amenity use, its proximity to Roscrea Town and residential properties, and the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in 1996 (as updated by Circular Letter PL 07/12); the Roscrea Local Area Plan 2023-2029 and Tipperary County Development Plan 2022-2028, it is considered the proposed development would be visually intrusive by reason of its height, scale and design and would adversely injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5th day of April 2024