



Planning and Development Acts 2000 to 2022

Planning Authority: Cavan County Council

Planning Register Reference Number: 23/60127

Appeal by Eir (Eircom Limited) care of Towercom Limited of Usher House, Main Street, Dundrum, Dublin against the decision made on the 20th day of September, 2023 by Cavan County Council to refuse permission for the proposed development.

Proposed Development: Permission for the construction of telecommunications infrastructure comprised of an 18 metre monopole (overall height of 19.5 metre), antennas, dishes and associated equipment, together with new ground level equipment cabinets, fencing, landscaping, the removal of two number existing wooden support poles and all associated site works all at Eir Exchange, Granard Street, Ballyjamesduff, County Cavan.

Decision

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

Reasons and Considerations

The proposed development, by virtue of its scale, position within the site and location in close proximity to existing residential dwellings with the Ashford Downs residential estate, would be an overbearing and visually dominant form of development that would seriously injure the residential and visual amenities of the area. The proposed development would be contrary to section 4.3 of the Telecommunications Antennae and Support Structures Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in July 1996, the Existing Residential zoning objective of the site to 'protect and enhance the amenity of developed residential communities' and Policy ICT 04 in the Cavan County Development Plan 2022-28 and would, therefore, be contrary to the proper planning and development of the area.



Stewart Logan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 17th day of July 2024.