



An  
Bord  
Pleanála

**Board Order**  
**ABP-321817-25**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Laois County Council**

**Planning Register Reference Number: 2460688**

**APPEAL** by William Keegan of Dublin Road, Morette, Emo, Portlaoise, County Laois against the decision made on the 10<sup>th</sup> day of January 2025, by Laois County Council, to grant, subject to conditions, a permission to Vantage Towers Limited care of Charterhouse Infrastructure Consultants of 27 Market Street, Listowel, County Kerry.

**Proposed Development:** Erect a 24 metre lattice telecommunications support structure on a 1.2 metre high raised foundation (providing an overall height of 25.2 metres) together with associated antennas and dishes and to remove the existing 15 metre lattice telecommunications structure with antennas (providing an overall height of 16.96 metres). The proposed development is all enclosed within an existing compound, at Morette, Emo, County Laois.

## 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 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 Laois County Development Plan 2021-2027 including Objective DM TEL 1 which states, amongst other things, that the design of mast structures should be simple and well-finished and that monopoles are preferred to latticework types, to the height, scale and location of the proposed development in close proximity and sited prominently to the front of the adjacent dwelling, the Board considered that the applicant had not demonstrated that the proposed development to erect a 24 metre lattice telecommunications support structure on a 1.2 metre high raised foundation would not be visually impactful on the adjacent residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the proposed 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.

In deciding not to accept the Inspector's recommendation to grant permission, and having regard to the existing structure on site, the Board noted the existing lattice structure on site and the applicant's acknowledgement that it creates a visual impact from the house and driveway. The Board did not concur with the Inspector's assessment that a 24-metre lattice structure at this site would not result in significant adverse impacts on the visual amenity of the nearby appellant's residential property.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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

Dated this *9<sup>th</sup>* day of *June*, 2025.

