



An
Bord
Pleanála

Inspector's Addendum Report

ABP-315300-22

Development	Erection of telecommunications mast and associated works
Location	Eir Exchange Bantry, Town Lots, Market Street, Bantry, Co Cork.
Planning Authority	Cork Co Council.
Planning Authority Reg. Ref.	2243
Applicant(s)	Eircom Ltd.
Type of Application	Permission.
Planning Authority Decision	Refusal
Type of Appeal	First Party
Appellant(s)	Eircom Ltd (t/a eir).
Observer(s)	None.
Inspector	Ann Bogan

1.0 Introduction

- 1.1. This report is an addendum report to the Inspector's report in respect of ABP-315300-22 dated 6th June 2023.
- 1.2. Following a meeting of the board 09/01/2024 the board decided to defer consideration of this case and to seek further information under Section 132 of the Planning and Development Act 2000 (as amended) as follows:

'The Board would welcome clarification as to the cumulative requirement for the mast in this application with application ABP-317283-23'.
- 1.3. This report considers the submission made on foot of the request for further information.

2.0 Response of Relevant Parties/Observers to the Board's Decision to Request Further Information

- 2.1. Summary of submission from Towercom on behalf of appellant:
 - Proposed 18m free standing monopole (subject of ABP-315300-22) is a multi-user support structure, application includes technical support from Eir and Vodafone
 - As a mitigation measure to reduce the overall visual impact telecommunications structures at the exchange, the application for the 18m monopole proposes the removal of the existing rooftop installation on northern gable (Vodafone), while permission and construction of the monopole will also remove the need for the installation on the southern gable (Eir - subject of ABP-317283-23) of the Exchange building.
 - Proposes alternative fencing such as painted paladin fencing or wooden fencing, instead of palisade fencing, as a potential mitigation measure of visual impact at ground level
 - Given surrounding uses (residential, retail commercial) subject utilities site is considered most suitable location for telecommunications structure in area

- Design of telecommunications structures is determined by receiving environment, technical requirements, potential for co-location and construction considerations.
- Both monopole and rooftop installations are common in town and village settings
- Telecommunication structures are designed to accommodate technological advances. Proposed monopole will allow for easier access for operation and maintenance and improved loading, and this increased co-location potential
- Would be acceptable to applicant that temporary planning permission of 6 month be applied to rooftop installation (ABP-317283-23) until such time as proposed 18m monopole (ABP 315300-22) is installed and ready for attachment of telecommunications equipment from operators.

3.0 Further Submissions

3.1. None

4.0 Assessment

- 4.1. As requested by the Board, the submission clarifies the cumulative requirement in relation the 18m monopole proposed under ABP 315300-22 and the rooftop installation proposed to be retained on the south gable of the Exchange building, under ABP 317283-23, indicating that a decision to grant permission for the 18m monopole and its construction and operation would remove the need for the existing rooftop installations on both the north and south gables on the Exchange building.
- 4.2. While the removal of the gable mounted installations could have a positive local visual impact, I am satisfied that the submission received does not contain any additional information that would result in a change to the recommendation made in my previous report in relation to the 18m monopole, dated 6th June 2023.
- 4.3. The submission puts forward a modification to the fencing around the base of the 18m monopole, proposing painted paladin or wooden fencing for the palisade fencing shown on the planning application drawings, as a measure to reduce the visual impact of the proposal at ground level. The proposed fencing, along with the

bottom 2-3 m of the monopole, would not be visible from most directions due to the existing buildings, boundary walls, and differences in ground level, apart from a restricted view through the existing gate on Market Street. In my opinion, therefore the proposed change in fencing would have only a very minor localised benefit in terms of visual impact.

5.0 Recommendation

5.1. I refer to the previous Inspector's Report and recommendation on this application dated 6th June 2023. Having regard to the additional submission received I am satisfied that all matters have been addressed fully and no change to my recommendation arises.

5.2. I recommend refusal of permission for the reasons below.

6.0 Reasons and Considerations

1. The proposed development by reason of its scale, character and overbearing nature would result in a significant and negative visual impact on the surrounding streetscape and on the character of adjacent Architectural Conservation Areas, materially contravening Objective HE 16-18 of the County Development Plan, which seeks to protect and enhance the character of Architectural Conservation Areas. It would seriously injure the visual amenity and appreciation of protected structures and monuments in the vicinity and would materially contravene Objective HE 16-14 of the Cork County Development Plan which seeks to protect structures on the Record of Protected Structures and their curtilage and attendant grounds and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would also be contrary to national guidance as set out in section 4.3 of the Department of the Environment and Local Government Planning Guidelines 'Telecommunications Antennae and Support Structures' (1996) which seeks to limit such development in town and villages; and would not be in accordance with the Cork County Development Plan which stresses the importance of ensuring that the landscape, both

urban and rural, are protected from any significant impact caused by telecommunications infrastructure (Section 13.8.3). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

3. Having regard to the Department of the Environment and Local Government Planning Guidelines 'Telecommunications Antennae and Support Structures' (1996) and the height, scale and location of the proposed development close to residential development, it is considered that the proposed development would have an overbearing impact on nearby houses and would be visually obtrusive and seriously injurious to existing residential amenity and would, therefore not be in accordance with proper planning and sustainable development

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Ann Bogan
Planning Inspector

08/04/2024