



An
Bord
Pleanála

**Board Direction
PL29N.247731**

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 21st 2017.

The Board decided, on a vote of 2 to 1, to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development would involve the construction of telecommunications antennae and equipment above the roof level of the highest portion of a prominent building facing onto the main civic space within Ballymun, which is part of the planned civic plaza and eventual town centre for the Ballymun Regeneration Project. Having regard to its prominent location, and the nature and industrial appearance of the proposed development, which would be visible from all sides and also would impinge on the skyline when viewed from the civic plaza, it is considered that the proposed development would detract from the civic character of this important location and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the appropriate balance had been struck between the necessity of servicing the immediate area with telecommunications services and the protection of the character of this important civic space within the Ballymun Regeneration Area. The Board also considered that the rationale for choosing a

rooftop location by the applicant for the replacement of the existing telecommunications facilities had not been convincing, since it had concentrated on rooftop locations or free standing masts, and was of opinion that more innovative methods of providing the necessary telecommunications services, which would not have adverse visual impacts on this significant civic plaza, should have been explored.

Board Member

Date: 21st April 2017

Philip Jones