



An
Bord
Pleanála

Board Direction
BD-007218-20
ABP-307985-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2020.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, extent and design of the proposed development and the provisions of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022 and relevant National Guidance in relation to Protected Structures and to Telecommunications, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure St. Matthias Church, which is a protected structure, or negatively impact on the residential and visual amenities of the area. The applicant/ appellant has provided sufficient information to demonstrate that the site is appropriate for a telecommunication installation and that there is a justifiable need for this structure in this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 4th of June 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the

planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The transmitter power output, antenna type and mounting configuration shall be in accordance with the details submitted with this application and, notwithstanding the provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, shall not be altered without a prior grant of planning permission.

Reason: To clarify the nature and extent of the permitted development to which this permission relates and to facilitate a full assessment of any future alterations.

3.
 - a) All works to the protected structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.
 - b) The details provided in Appendix 1 – ‘Method Statement’ of the ‘Architectural Heritage Impact Assessment’ prepared by Southgate Associates shall be undertaken in full by the developer. Any original materials to be removed shall be catalogued, suitably protected, and stored on site in a safe location.

Reason: To secure the authentic preservation of this protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between the hours of 0800 to 1400 hours on Saturdays and not at all on Sundays and public

holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

5. That all necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

Reason: To protect the amenities of the area.

Board Member

Date: 18/12/2020

Michelle Fagan