

An  
Bord  
Pleanála

**Board Direction**  
**BD-011783-23**  
**ABP-312093-21**

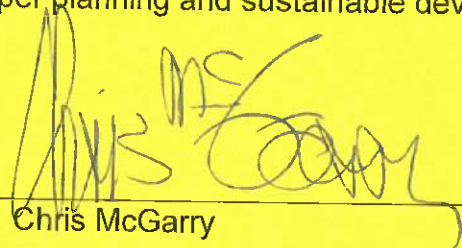
The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/02/2023.

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

#### **Reasons and Considerations**

Having regard to the urban context of the subject site, to the nature, scale, design and height of the proposed telecommunications mast, and to the relevant provisions of the South Dublin County Development Plan 2022-2028, including NCBH 19 Objective 2 (ensure that all development proposals that affect a protected structure and its setting are sympathetic to its specific character and are appropriate in terms of architectural treatment, character, scale and form), it is considered that the proposed development by reason of its utilitarian form, scale and visual prominence at this location, would seriously injure the visual amenities of the area and would adversely affect the character of the area including the setting of Ballyroan Parish Church (a protected structure). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Chris McGarry

**Date:** 14/02/2023