

An  
Bord  
Pleanála

**Board Direction**  
**BD-014400-23**  
**ABP-314162-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

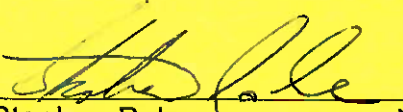
- the policies and objectives of the DOELG Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (1996) and Circular PL07/12 Telecommunications Antennae and Support Structures Guidelines, the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Dublin City Development Plan 2022 – 2028:
- the presence of existing telecommunications apparatus granted planning permission by Dublin City Council under planning application No 3272/22 on Block 8 of the same St Clare's Park apartment development of which the current appeal blocks 1 & 2 form part,
- the location of the proposed telecommunications apparatus within the setting of a protected structure (RPS Ref No 3583 (Mortuary Chapel, main Convent building and chapels of the former St Clare's Convent) and recognition of the The Church/Chapel and Convent/nunnery as being of Architectural, Artistic and

Social Interest given Regional Ratings on the NIAH (refs 50081053 and 50081054):

- the proposed siting, height and design of the proposed telecommunications apparatus and
- visibility from sensitive residential and community receptors and in the wider streetscape including along Harolds Cross Road

it was considered that the proposed development would constitute a series of visually obtrusive and dominant forms that would detract from the setting of a protected structure, injure the visual amenities of the protected structure, Mortuary Chapel, main convent building and chapels of former St Clare's Convent at St Clare's Park and would contravene policy BHA2 of the Development Plan and set an undesirable precedent.

**Board Member**

  
Stephen Bohan

**Date:** 31/10/2023