



An
Bord
Pleanála

Board Direction
BD-017731-24
ABP-319085-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2024.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the totality of the file. The Board disagreed with the Inspector and shared the opinion of the local authority that the proposed development did not accord with the zoning objective for the site and that it would be visually obtrusive and would detract from the visual amenity of the area. The proposed development would therefore contravene the South Dublin County Council Development Plan 2022-2028.

Having regard to

(a) The South Dublin County Council Development Plan 2022- 2028 zoning objective for this site, 'HA-DV', 'To protect and enhance the outstanding character and amenity of the Dodder Valley', and policy NCHB Objective 1.

(b) the guidelines relating to telecommunications antennae and support structures which were issued by the Department of the Environment and Local Government to planning authorities in July, 1996, and

(c) the height, nature, scale and location of the proposed development,

it is considered that the proposed development would be visually obtrusive and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the South Dublin County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

Note: The Board considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and, therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.

Board Member



Mary Henchy

Date: 03/10/2024