

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0164

An Bord Pleanála Reference Number: PL 06S.246944

APPEAL by Electricity Supply Board Telecoms Limited of 27 Lower Fitzwilliam Street, Dublin against the decision made on the 8th day of July, 2016 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The continued use of the existing 25 metres high free standing monopole communication structure carrying antenna and communication dishes (total height including antenna 28 metres), within an existing 2.4 metres high palisade compound previously granted temporary permission under planning register reference number SD11A/0093 at Electricity Supply Board Telecoms Limited telecommunications compound at Nangor Road, Clondalkin, Dublin.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. This permission shall apply for a period of five years from the date of issue of the final grant of permission. The telecommunications structure and related ancillary structures shall then be removed unless, prior to the end of the period, planning permission shall have been granted for their retention for a further period.

Reason: In the interest of ensuring no impediment to comprehensive residential development of appropriately zoned lands and to assist in achieving the core strategy of the South Dublin County Development Plan 2016-2022.

REASONS AND CONSIDERATIONS

The site is located within largely undeveloped residentially zoned lands which have been identified as a housing capacity site in Map 1.3 of the South Dublin County Development Plan 2016-2022. A permanent grant of planning permission would not be appropriate on this site prior to the determination of a comprehensive residential development of the lands.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.