

Board Order PL 29N.247731

Planning and Development Acts 2000 to 2016 Planning Authority: 29N.247731 Planning Register Reference Number: 3793/16

Appeal by Shared Access Limited care of McGill Planning of 7 Fitzwilliam Street Upper, Dublin against the decision made on the 18th day of November, 2016 by Dublin City Council to refuse permission.

Proposed Development: Provision of mobile telecommunications structures (three number antennae with associated transmission dish, remote radio units, and support structures) located on the roof adjacent to stair core 151-163 and all associated site development works at The Plaza, Coultry Road and Shangan Road, Ballymun, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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.

Reasons and Considerations

The proposed development would involve the construction of telecommunications antennae and equipment above the roof level of the highest portion of a prominent building facing onto the main civic space within Ballymun, which is part of the planned civic plaza and eventual town centre for the Ballymun Regeneration Project. Having regard to its prominent location, and the nature and industrial appearance of the proposed development, which would be visible from all sides and also would impinge on the skyline when viewed from the civic plaza, it is considered that the proposed development would detract from the civic character of this important location and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the appropriate balance had been struck between the necessity of servicing the immediate area with telecommunications services and the protection of the character of this important civic space within the Ballymun Regeneration Area. The Board also considered that the rationale for choosing a rooftop location by the applicant for the replacement of the existing telecommunications facilities had not been convincing, since it had concentrated on rooftop locations or free standing masts, and was of opinion that more innovative methods of providing the necessary telecommunications services, which would not have adverse visual impacts on this significant civic plaza, should have been explored.

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

Dated this day of

2017