



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0456

Appeal by Blackthorn Hill Rathcoole Management Company care of Alan Fairman of 25A Main Street, Newbridge, County Kildare against the decision made on the 23rd day of February, 2018 by South Dublin County Council to grant subject to conditions a permission to Shared Access Limited care of Focusplus Limited of 3 Arbourfield House, Dundrum Business Park, Dundrum Road, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: An 18 metre multi-user free standing structure carrying telecommunications equipment, together with associated exchange cabinets and fencing at Rathcoole Boys Football Club, Forest Hills, Rathcoole, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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

Having regard to the nature and location of the subject site, together with the pattern of development in the area, and to the information submitted in relation to the proposed development, the Board is satisfied, subject to compliance with the conditions set out below, that the proposed development would be acceptable in terms of the policy requirements of the South Dublin County Development Plan, 2016-2022 and would not injure the existing visual and residential amenities of properties in the vicinity of the site. It is further considered that the proposed development would be acceptable in terms of aviation safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Having regard to the location of the site in proximity to Casement Aerodrome, Baldonnell, the developer shall give prior notice of a minimum of 28 working days, of any construction works at the site requiring the use of cranes, to the Department of Defence (Air Traffic Services).

Reason: In the interest of aviation safety.

3. A low intensity fixed red obstacle light shall be fitted as close to the top of the mast as practicable and shall be visible from all angles in azimuth. Details of this light, its location and period of operation shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public safety.

4. Details of the proposed colour scheme for the telecommunications structure, ancillary structures and fencing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. Landscaping of the site shall be carried out in accordance with a landscaping scheme, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

6. No advertisement or advertisement structure shall be erected or displayed on the proposed structure or its appendages or within the curtilage of the site without a prior grant of planning permission.

Reason: In the interest of the visual amenities of the area.

7. (a) This permission shall apply for a period of five years from the date of this order. The telecommunications structure and related ancillary structures including any access road 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.

- (b) The site shall be reinstated on removal of the telecommunications structure and ancillary structures. Details relating to the removal and reinstatement shall be submitted to, and agreed in writing with, the planning authority at least one month before the date of expiry of this permission.

Reason: To enable the impact of the development to be re-assessed, having regard to changes in technology and design during the specified period.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.