



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0087

APPEAL by Cignal Infrastructure Limited care of 4Site, 4Site House, Raheen Business Park, Limerick against the decision made on the 17th day of April, 2019 by Fingal County Council to refuse permission.

Proposed Development: Construction of a 20 metre monopole type telecommunications support structure enclosed within a 2.4 metre high palisade fenced compound together with associated ground equipment cabinets and associated site works at Malahide Yacht Club, Sea Road, Malahide, County 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

Having regard to the sensitive location of the proposed development, proximate to Malahide Estuary in this area of High Amenity categorised as being of exceptional value in Section 9.4 of the Fingal Development Plan 2017-2023 and to its proximity to protected views along the sea frontage of this part of the estuary as shown on Sheet 9 of the said plan, it is considered that the siting of the proposed development in this location, would interfere with the character of the estuarine landscape and with panoramic views along the sea frontage. Having regard to the HA zoning objective to: protect and enhance high amenity areas and to Landscape Character and Amenity Objectives NH35, NH36, NH38, NH40, NH52 and Telecommunications Objectives IT07, IT08 and DMS144 of the development plan, the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the Board is not satisfied on the basis of the information submitted, that the site proposed is the most suitable site available for the proposal in question.

Terry Ó Niadh

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

Dated this day of 2019