



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2802/19

APPEAL by Cairn Home Properties Limited of 7 Grand Canal, Grand Canal Street, Dublin against the decision made on the 12th day of June, 2019 by Dublin City Council to refuse permission.

Proposed Development: Retention of one 4.55-metre high by 2.86-metre wide V-shaped, free standing advertising sign, fronting onto the Stillorgan Road R138 and located within the vicinity of Montrose House (Protected Structure, RPS Reference: 7847). All at Raidió Teilifís Éireann Campus, Stillorgan Road, Donnybrook, 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

By reason of its scale and its prominent location, adjoining the heavily trafficked N11, it is considered that the development for which retention is sought (which includes a directional arrow) would endanger public safety by reason of traffic hazard, as it would be likely to distract road users, and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 which states that advertising signage will not be permitted where it interferes with the safety and free flow of traffic. Furthermore, by reason of its location within the curtilage of Montrose House, a protected structure, it is considered that the subject development would seriously detract from the character and setting of this protected structure. In addition, as the advertising structure in question does not relate to any activity or function taking place on the lands on which it is located, the Board is not satisfied that any reasonable rationale for its erection at this location has been demonstrated, and accordingly, the development would conflict with the provisions of Section 19.6 of the Dublin City Development Plan 2016 – 2022. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

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

Dated this day of 2019.