



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0215

APPEAL by BT Communications Ireland Limited care of JSA Architects Ireland of 10 Booterstown Avenue, Blackrock, County Dublin against the decision made on the 29th day of August, 2019 by South Dublin County Council to refuse permission.

Proposed Development: New secure fencing and gates to perimeter of site plus associated site development works at Site 4027 and 4029 Citywest Avenue, Citywest Business Park, 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 visually prominent location of the site and the context of the design concept and landscape setting throughout the Citywest Business Park, which is of units set in attractive open parkland with extensive landscaping and unfenced enclosures, it is considered that the proposed development, by reason of its nature and design would be contrary to Policy ET3 Objective 5 of the South Dublin County Council Development Plan 2016-2022 and to the Key Principles for Development within Enterprise and Employment zones as set out in Table 11.18 , would seriously injure the visual amenities of the area and 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, while acknowledging the grant of permission for similar boundary treatment in the vicinity, considered that the proposed development, on a visually prominent site within the Citywest Business Park, would give rise to serious injury to visual amenity.

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

Dated this day of 2020