



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F19A/0553

APPEAL by Three Ireland (Hutchison) Limited of 28/29 Sir John Rogerson's Quay, Dublin against the decision made on the 21st day of January, 2020 by Fingal County Council to refuse permission to the said Three Ireland (Hutchison) Limited.

Proposed Development Construction of a new 30-metre high monopole structure with telecommunications equipment attached. Development will also consist of associated ground based equipment units and security fencing. The proposed development will replace the existing telecommunications tower at this location. The development will be carried out within the curtilage of a protected structure, all at Kilcrea House, Kilcrea, Donabate, 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 -

- (a) the scale, height and locally elevated position of the proposed development in an area zoned as “High Amenity” - to Protect and Enhance High Amenity Areas,
- (b) the scale and location of the proposed telecommunications mast in close proximity to a protected structure, Kilcrea House,
- (c) the “Telecommunications Antennae and Support Structures - Guidelines for Planning Authorities” issued by the Department of the Environment and Local Government in July 1996, and
- (d) the policies and objectives of the current Development Plan for the area,

it is considered that the proposed development would have a negative impact on the character and setting of this protected structure and would negatively impact on the landscape and visual amenities of the area, contrary to the provisions of the Development Plan, and would set an undesirable precedent for other similar development in this area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.