

**An
Bord
Pleanála**

**Board Order
ABP-307955-20**

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

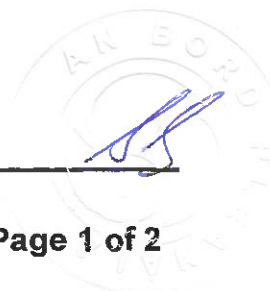
Planning Register Reference Number: SD20A/0123

APPEAL by BT Communications Ireland Limited care of Armstrong Fenton Associates of 13 Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin against the decision made on the 20th day of July, 2020 by South Dublin County Council to refuse permission to BT Communications Ireland Limited.

Proposed Development Erection of secure fencing and gates to the perimeter of the site, including all associated site development works, landscaping and planting, all at 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

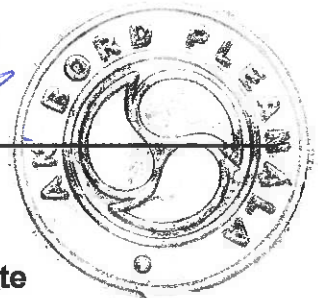
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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.


Stephen Bohan

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



Dated this 18th day of May 2021.