



An  
Bord  
Pleanála

## Board Order

**ABP- 313639-22**

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3423/22**

**Appeal** by Three Ireland (Hutchinson) Limited care of Entrust Limited of Unit 1D Deerpark Business Centre, Oranmore, County Galway against the decision made on the 27<sup>th</sup> day of April, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Protected Structure: Retention permission for development which consists of the removal of telecommunications equipment (previously granted permission under planning register reference number 2321/08) and installation of replacement telecommunications equipment and all associated site development works on the rooftop. The development will continue to provide high speed wireless broadband and data services all at Aras Mhic Dhiarmada, Store Street, Dublin.

### Decision

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## Reasons and Considerations

The development proposed to be retained constitutes a visually obtrusive and dominant form, causing serious injury to the special architectural character, detail, design, and legibility of this internationally significant 20<sup>th</sup> century structure which contributes positively to the setting and special interest of the surrounding Conservation Area. The development therefore contravenes Policy BHA 2 and BHA 9 of the Dublin City Council Development Plan 2022-2028. The proposal is considered to seriously injure the visual amenities of the surrounding area, would set an undesirable precedent for similar developments, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board has considered the proposed development and considers that the development is a project for the purposes of the EIA Directive. However, the Board has concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2, Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore no preliminary examination or EIA is required.



*M. Henchy*

**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *3* day of *November* 2023