



An
Bord
Pleanála

Board Order
ABP-315030-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0340

Appeal by Vantage Towers Limited care of Charterhouse Infrastructure Consultants of HQ, 27 Market Street, Listowel, County Kerry against the decision made on the 17th day of October, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Erect a 24-metre telecommunications lattice structure together with antennas, dishes, headframe and associated telecommunications equipment enclosed by security fencing, all at Landmark Architectural Salvage and Granite Products, Main Street, Newcastle South, Newcastle, County Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the South Dublin County Development Plan 2022-2028, including Objectives QDP3 Objective 2, NCBH 20 Objective 3, IE4 Objective 3, Section 12.11.2 and Section 12.11.5, and given the height, scale and prominent location of the proposed development in a designated Architectural Conservation Area, its proximity to Protected Structures, including St. Finian's Roman Catholic Church (RPS Ref. 232) and Newcastle National School (RPS Ref. 230), and the planned and emerging pattern of residential development in the area, it is considered that the proposed development would have an unacceptable impact on the character and setting of the Newcastle Village Architectural Conservation Area, would adversely affect the visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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



Mary Henchy

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

Dated this 15th day of December 2023.