

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0445

APPEAL by Vantage Towers Limited care of Charterhouse Infrastructure Consultants of 27 Market Street, Listowel, County Kerry against the decision made on the 29th day of May, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Erect a 24-metre-high lattice telecommunications support structure together with antennae, dishes and associated telecommunications equipment, all enclosed in security fencing, all at Esker House, Esker Road, Esker, Lucan, County Dublin. The proposed development is located within the curtilage of a protected structure.

Decision

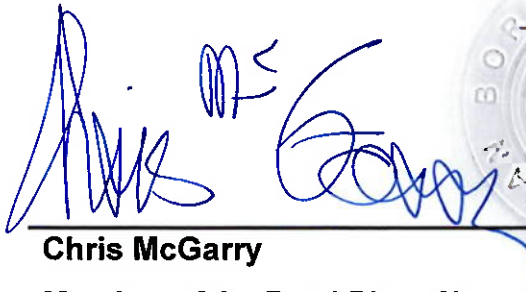

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. It is considered that, by reason of its location within the riparian corridor of the River Griffeen, its proximity to the river and associated watercourse to the north of the site, and having regard to the inadequate details provided with the planning application and the appeal, including the absence of a hydromorphological assessment of the river and riparian corridor, the proposed development would fail to protect the integrity of the riparian corridor. The proposed development would be contrary to GI3 Objectives 2 and 3 and Section 12.4.3 of the South Dublin County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. It is considered that, in the absence of a comprehensive architectural heritage impact assessment, on the basis of the information submitted with the planning application and the appeal, the Board cannot be satisfied that the proposed telecommunications infrastructure, by reason of its height, design and siting, would not result in a visually dominant feature that would have a significant adverse impact on the character, setting, special interest of the protected structure Esker House (Ref. 101) and its curtilage. On the basis of the information submitted with the planning application and the appeal, the proposed development would be contrary to Section 12.3.7 (iv), NCBH19 Objectives 1 and 2 of the South Dublin County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 15th day of March 2024.