

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1283/25

APPEAL by Mountjoy Square Society care of Karin O'Flanagan of 54 Mountjoy Square West, Dublin against the decision made on the 20th day of May, 2025 by Dublin City Council to grant, subject to conditions, a permission to Vodafone Ireland Limited care of Charterhouse Infrastructure Consultants of 27 Market Street, Listowel, County Kerry for the proposed development.

Proposed Development: Permission to erect three number telecommunication antennas with six number radio remote units supported on three number ballast mounted support frames together with one number wall mounted outdoor cabinet and associated equipment at Kavanagh Court, 1 Gardiner Street Lower, Mountjoy, Dublin.

Decision

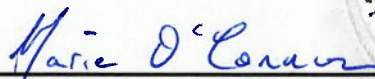
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, as varied, and to the location of the proposed development on lands

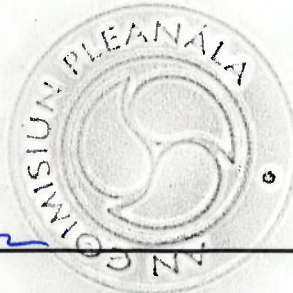
zoned Z5, where the land use zoning objective seeks 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity', and along Gardiner Street Lower, which contributes positively to the setting and special interest of the surrounding Conservation Area, the Commission considered that, given the lack of a coherent approach, the proposed development, by itself and in conjunction with other existing telecommunication infrastructure on the same site, would result in a proliferation of rooftop structures in an incongruous way and would seriously injure visual amenity generally and the Conservation Area specifically. The proposed development would be contrary to policy BHA9 which requires all development within or affecting a Conservation Area to contribute positively to its character and distinctiveness, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the 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.



Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 09th day of October 2025.