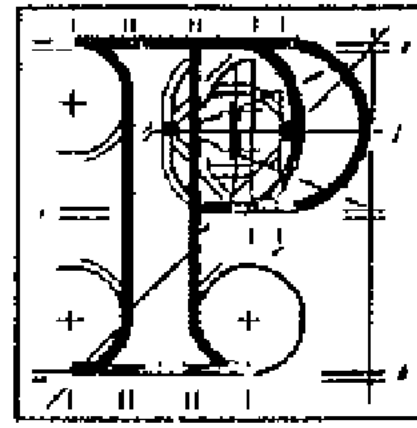


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0893	
1. Location	Finnstown Country House Hotel, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Erection of a 35 metre telecommunications support structure and 3 No. vertically polarised panel antennae, 2 No. 0.6m diameter dishes, associated containerised equipment shelter, 2m high palisade fence and ancillary development.		
3. Date of Application	14/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank L. Benson & Partners, Address: 69-71 St. Stephen's Green Dublin 2.		
5. Applicant	Name: Eircell Limited, Address: Unit 4, Richview Office Park, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 0270 Date 10/02/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged	03/03/2000	Written Representations	
9. Appeal Decision	30/06/2000	Refuse Permission	
10. Material Contravention			
11. Enforcement Compensation Purchase Notice			
12. Revocation or Amendment			
13. E.I.S. Requested E.I.S. Received E.I.S. Appeal			
14. Registrar Date Receipt No.			

An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S99A/0893

APPEAL by Eircell Limited care of Frank L. Benson and Partners of Hainault House, 69-71 Saint Stephen's Green, Dublin against the decision made on the 10th day of February, 2000 by the Council of the County of South Dublin to refuse permission for the erection of a 35 metre telecommunications support structure, three number vertically polarised panel antennae, two number 0.6 metre diameter dishes, associated containerised equipment shelter, two metre high palisade fence and ancillary development at Finnstown Country House Hotel, Newcastle Road, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. The proposed 35 metre telecommunications lattice structure, by reason of its substantial height and location adjacent to Finnstown House, a Protected Structure, would be unduly obtrusive and dominating when viewed from both Finnstown House and adjacent areas and would represent a serious intrusion on the character of the area. The proposal would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and development of the area.

2. The site is located in an area zoned A1 in the current Development Plan for the area for which the objective is to provide for new residential communities in accordance with approved action area plans. This objective is considered reasonable. The proposed development, by reason of its height and location adjacent to a future development area and in the absence of detailed action area plans for the area would contravene materially a development objective in the Development Plan for the use solely or primarily of particular areas for particular purposes and would, therefore, be contrary to the proper planning and development of the area.



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

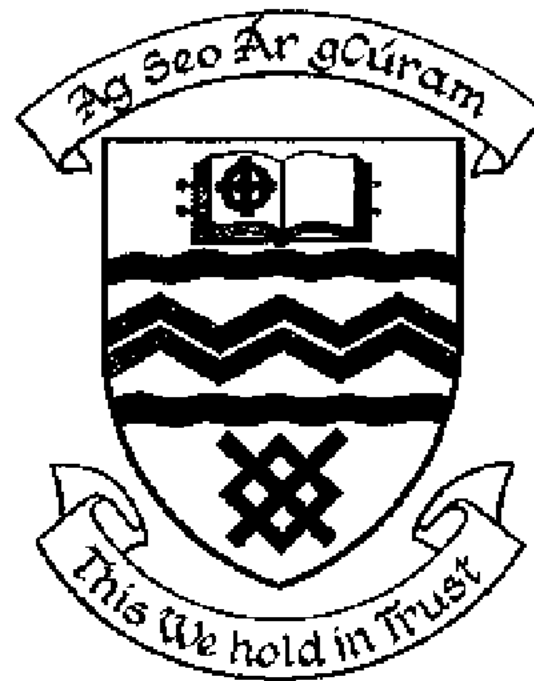
Dated this 30th day of June 2000.

	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0893	
1. Location	Finnstown Country House Hotel, Newcastle Road, Lucan, Co. Dublin.		
2. Development	Erection of a 35 metre telecommunications support structure and 3 No. vertically polarised panel antennae, 2 No. 0.6m diameter dishes, associated containerised equipment shelter, 2m high palisade fence and ancillary development.		
3. Date of Application	14/12/99	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Frank L. Benson & Partners, Address: 69-71 St. Stephen's Green Dublin 2.		
5. Applicant	Name: Eircell Limited, Address: Unit 4, Richview Office Park, Clonskeagh, Dublin 14.		
6. Decision	O.C.M. No. 0270 Date 10/02/2000	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement		Compensation	Purchase Notice
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar	 Date	 Receipt No.	

SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS

Bosca 4122,
Lár an Bhaile, Tamhlacht,
Baile Átha Cliath 24.

Telefon: 01-414 9000
Facs: 01-414 9104



**PLANNING
DEPARTMENT**
P.O. Box 4122,
Town Centre, Tallaght,
Dublin 24.

Telephone: 01-414 9000
Fax: 01-414 9104

NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993

Decision Order Number 0270	Date of Decision 10/02/2000
Register Reference S99A/0893	Date 14/12/99

Applicant Eircell Limited,

Development Erection of a 35 metre telecommunications support structure and 3 No. vertically polarised panel antennae, 2 No. 0.6m diameter dishes, associated containerised equipment shelter, 2m high palisade fence and ancillary development.

Location Finnstown Country House Hotel, Newcastle Road, Lucan, Co. Dublin.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

Clarification of Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

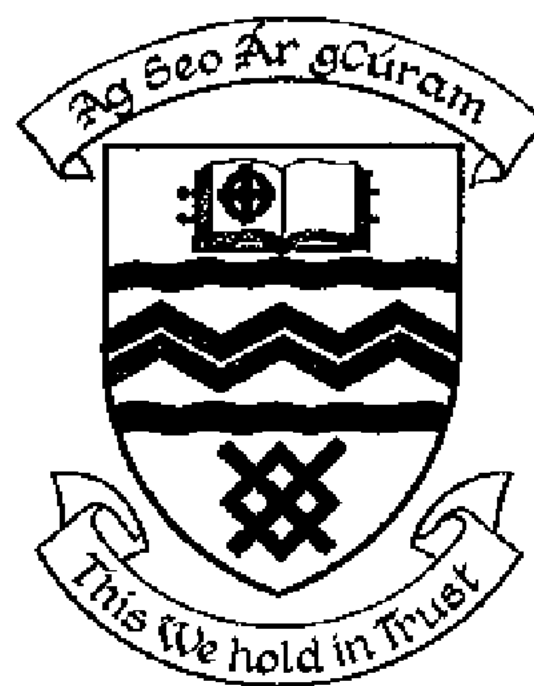
for the (2) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

..... 10/02/00
for SENIOR ADMINISTRATIVE OFFICER

Frank L. Benson & Partners,
69-71 St. Stephen's Green
Dublin 2.

**SOUTH DUBLIN COUNTY COUNCIL
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REG REF. S99A/0893

Reasons

- 1 The proposed 35m telecommunications lattice structure, by reason of its substantial height, design and location adjacent to Finnstown House, a Protected Structure, would be unduly obtrusive and dominating when viewed from both Finnstown House and adjacent areas and would represent a serious intrusion on the character of the area. The proposal would thus seriously injure the amenities and depreciate the value of property in the vicinity and would therefore be contrary to the proper planning and development of the area.
- 2 The proposed development, by reason of its height, scale, design and location adjacent to a future development area and in the absence of detailed action area plans for the area would prejudice the future amenity of the adjacent areas and would be in contravention of the South Dublin County Development Plan, 1998, which seeks "to provide for new residential communities in accordance with approved action area plans". Accordingly, the proposed development would contravene materially a development objective in the South Dublin County Development Plan, 1998, for the use solely or primarily of particular areas for particular purposes and would thus be contrary to the proper planning and development of the area.