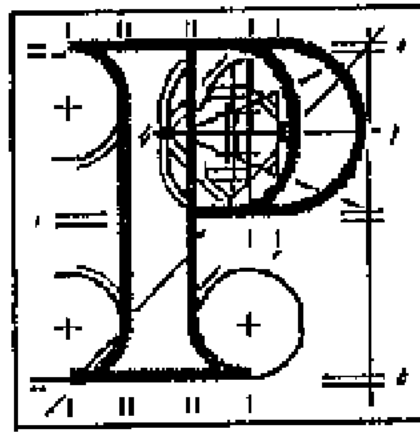


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S99A/0470
1. Location	Surewell International Ltd., Fonthill, Lucan, Co. Dublin.	
2. Development	20m high telecommunications tree carrying antennae and associated equipment shelter.	
3. Date of Application	14/07/99	Date Further Particulars (a) Requested (b) Received
3a. Type of Application	Permission	1. 1. 2. 2.
4. Submitted by	Name: Joyce Treacy, Address: Eircell, Unit 4,	
5. Applicant	Name: Eircell, Address: Unit 4, Clonskeagh Square, Clonskeagh, Dublin 14.	
6. Decision	O.C.M. No. 1980 Date 10/09/1999	Effect RP REFUSE PERMISSION
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION
8. Appeal Lodged	06/10/1999	Written Representations
9. Appeal Decision	02/05/2000	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/0470

APPEAL by Eircell of Unit 4 Clonskeagh Square, Clonskeagh, Dublin against the decision made on the 10th day of September, 1999 by the Council of the County of South Dublin to refuse permission for development comprising the erection of a 20 metre high telecommunications tree carrying antennae and associated equipment shelter at Surewell International Limited, Fonthill, 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 reason set out in the Schedule hereto.

SCHEDULE

The proposed 20 metres high telecommunications tree would be sited in a prominent location in an area designated as an Area of High Amenity in the current South Dublin County Development Plan. By reason of its height, design and scale, it would seriously injure the amenities of the area and would intrude upon the character of the area and the setting of an adjacent listed building. The proposed development would, therefore, conflict with policies and objectives of the Development Plan and would be contrary to the proper planning and development of the area.



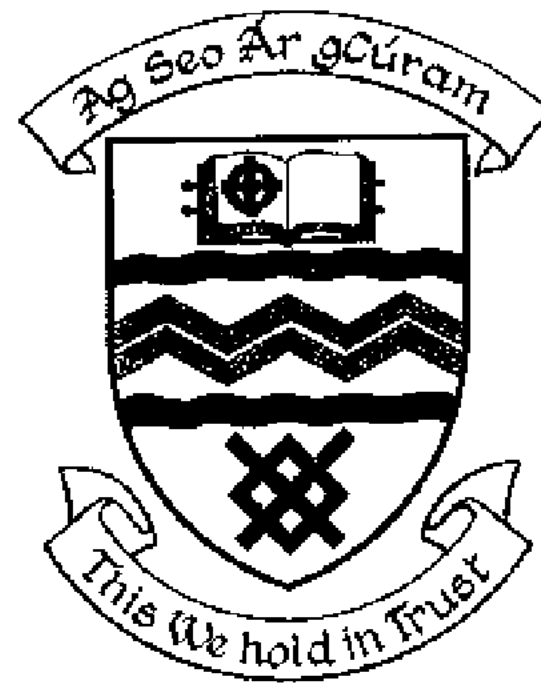
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 2nd day of May 2000.

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

REG REF. S99A/0470

Reasons

- 1 The proposed development, by reason of its height, scale, design and location within an area of High Amenity and adjacent to the Lucan Bridge to Palmerston Special Amenity Area, would be in serious contravention of the South Dublin County Development Plan, 1998, which seeks to protect and improve High Amenity areas" and to conserve and enhance the character of the Special Amenity Area". The proposed development would represent a serious intrusion on the character of the area and would seriously injure the visual amenities of this highly sensitive area. 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.
- 2 The proposed development, by reason of its height, design and prominent location adjacent to a building listed for preservation (List 2) under the South Dublin County Development Plan, 1998, would be unduly obtrusive and dominating when viewed from the surrounding area and would represent a serious intrusion on the character of the area and the adjacent listed building. 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.
- 3 The proposal is contrary to Policy 2.7.17 of the South Dublin County Development Plan 1998 which does not permit development in High Amenity zoned areas which is not related directly to the areas amenity potential or its use for agriculture.