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Planning Department
South Dublin County Council
County Hall,
Town Centre,
Tallaght,
Dublin 24.

Date: 12/07/21

Re: 3rd Party Objection to Planning Reg. Ref: SD21A/0155

Dear Sir/ Madam,

I write on behalf of my clients Ballyroan Community & Youth Centre (BCYC), Marian Road, Rathfarnham Dublin 14; whom wish to make an objection to the planning application lodged under Reg. Ref SD21A/0155.

- 1) It should be noted that the location address on the application is - existing yard at Ballyroan Community & Youth Centre, Marian Road, Rathfarnham Dublin 14. This is incorrect as the proposal would be located mainly within the central plaza on Church Parish lands which are outside the grounds managed by Ballyroan Community & Youth Centre. The public notices as a result are incorrect.
- 2) The zoning for the subject site is - "Objective LC" zoning objective of the area under South Dublin County Council Development Plan 2016-2022 which seeks to protect, improve and provide for the future development of local centres. We believe as outlined in the points below that this proposal would in fact not protect and/or improve amenity in the area as stated by the applicant in this application given the points noted below.
- 3) The applicant refers to replacing the existing chimney, while per the drawings submitted the proposal is to demolish the existing chimney and construct the proposed telecommunication mast in a separate location adjacent. The language used in the public notices is misleading as it suggests a replacement of the current chimney in the same location. The proposal also states that the mast would be "enclosed within a shroud to match the existing decommissioned chimney flue" – the flue is constructed of mass concrete and the proposal shows no clear details or specification of the proposed material. The colour in the photo montage provided by the applicant shows a more translucent covering in order to blend the mast design in with the sky and reduce its dominance in the surrounding area.
- 4) It is noted in the applicant's viewpoint analysis the sensitivity of viewpoint was *high* for 6 of the 7 locations they selected. It is also noted that the impact significance is *significant* (an impact which by its magnitude, duration or intensity alters sensitive aspects of the visual or landscape character) in 6 of the 7 locations selected and all viewpoints noted a *negative* (reduce or have an adverse effect on the visual or landscape character) impact quality. It is hard to understand given the above analysis by the applicant that the proposal would protect or improve the amenity in the area and also highlights its overbearing nature to the surrounding landscape per the analysis.

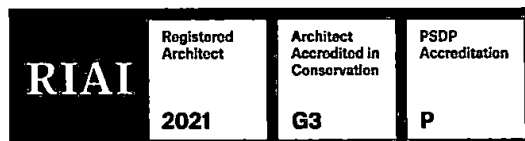
- 5) There is no impact statement provided for the immediate community premises and pedestrian plaza, including the protected structure of the Parish Church where the height of the proposed mast would be overbearing and in direct conflict with the church's spire feature given its, location, height and overbearing design structure (proposed mast height – 20m verses the church spire height of approx. 26m). Currently the chimney structure is not an overbearing feature and cannot be seen from most of the surrounding area particularly the Marian road side.
- 6) My clients would have concerns that the proposed structure will be located directly adjacent to the outside play area of BCYC; who would have serious issues of the proximity of a transmitting telecommunications mast of this scale to young children without any submission by the applicant of an impact study from the proposed or future technology that could be added; including 5G or as suggested by the applicant technology from other mobile operators in the future. Currently BCYC have approx. 22 children attending Montessori weekday mornings, another approx. 60 children attending after school weekday afternoons as well as approx. 120 children accessing the centre over the weekend period. All these children use the outdoor play area which would be within 5m of the proposed overbearing telecommunications mast.
- 7) The proposed structure would have a concrete plinth of 1.4m x 4.3m above a foundation of 5.0m x 5.0m, but no details have been provided in the application of the impact to existing services and drainage in the immediate plaza area. Also there are no details provided on how this plinth and associated foundation would impact the adjoining properties and what distance the foundation would be from the BCYC premise.
- 8) The application has failed to provide any scaled contiguous elevations showing the proposed structure and its scale to the adjoining buildings in the area including BCYC, the protected Parish Church and residential dwellings adjacent to the parish lands.

In accordance with the 2000 Planning and Development Act please find enclosed a cheque in the sum of €20 being the prescribed fee for a submission at this stage of the planning process. Please acknowledge receipt of this letter and we would be obliged for a copy of your decision once it is made.

Yours sincerely,



Sean O Halloran MRIAI
Registered Architect's No: 08206





Sean O'Halloran, Archt.
{re. Ballyroan Community & Youth centre }
21 Ashton Close
Knocklyon
Dublin 16

Date: 13-Jul-2021

Dear Sir/Madam,

Register Ref: SD21A/0155
Development: Replace existing 12m decommissioned chimney flue with a 20m multi-user telecommunications support structure to include antennas and dishes and all enclosed within a shroud to match the existing decommissioned chimney flue; 2 outdoor cabinets and associated site works and a proposed new flue to replace an existing flue on an existing permitted building and accessed via the existing permitted access; the development will provide improved wireless broadband services in the area.
Location: Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14
Applicant: Ontower Ireland Limited
Application Type: Permission
Date Rec'd: 10-Jun-2021

I wish to acknowledge receipt of your submission in connection with the above planning application. The appropriate fee of €20.00 has been paid and your submission is in accordance with the appropriate provisions of the Planning and Development Regulations 2001(as amended). The contents of your submission will be brought to the attention of the Planning Officer during the course of consideration of this application.

This is an important document. You will be required to produce this document to An Bord Pleanála if you wish to appeal the decision of the Council when it is made. You will be informed of the decision in due course. Please be advised that all current applications are available for inspection at the public counter and on the Council's Website, www.sdublincoco.ie.

You may wish to avail of the Planning Departments email notification system on our website. When in the *Planning Applications* part of the Council website, www.sdublincoco.ie, and when viewing an application on which a decision has not been made, you can input your email address into the box named *"Notify me of changes"* and click on *"Subscribe"*. You should automatically receive an email notification when the decision is made. Please ensure that you submit a valid email address.

Please note: If you make a submission in respect of a planning application, the Council is obliged to make that document publicly available for inspection as soon as possible after receipt. Submissions are made available on the planning file at the Planning Department's public counter and with the exception of those of a personal nature, are also published on the Council's website along with the full content of a planning application.

Yours faithfully,

Mary Crowley
for Senior Planner