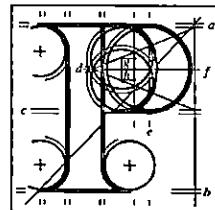


Our Case Number: ABP-312093-21

Planning Authority Reference Number: SD21A/0155



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 16 FEB 2023

Re: Replace chimney flue with telecommunications structure and all associated site works
Ballyroan Community & Youth Centre, Marian Road, Rathfarnham, Dublin 14


Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,


Kieran Somers
Executive Officer

BP100N

Land Use Planning & Transportation

17 FEB 2023

South Dublin County Council

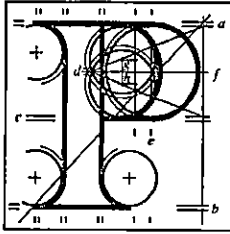
Teil
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
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64 Marlborough Street
Dublin 1
D01 V902



An
Bord
Pleanála

Board Order
ABP-312093-21

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0155

APPEAL by Ontower Ireland Limited care of Indigo of 4Site House, Raheen Business Park, Limerick against the decision made on the 11th day of November, 2021 by South Dublin County Council to refuse permission for the proposed development.

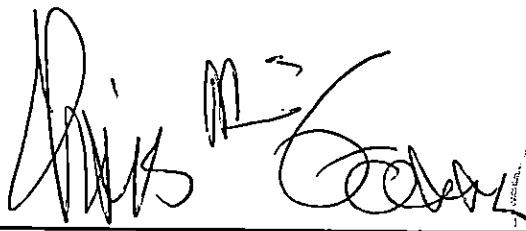
Proposed Development: Replacement of an existing 12-metre decommissioned chimney flue with a 20-metre multi-user telecommunications support structure to include antennas and dishes and all enclosed within a shroud to match the existing decommissioned chimney flue and two number outdoor cabinets and associated 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, all at existing yard at Ballyroan Community and Youth Centre, Marian Road, Rathfarnham, Dublin.

Decision

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

Reasons and Considerations

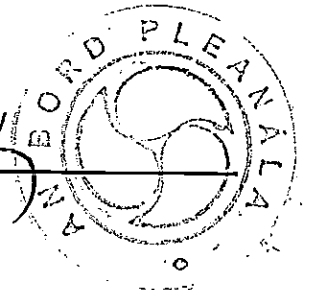
Having regard to the urban context of the subject site, the nature, scale, design and height of the proposed telecommunications mast, and the relevant provisions of the South Dublin County Development Plan 2022-2028, including Policy NCBH19 Objective 2 (To ensure that all development proposals that affect a Protected Structure and its setting are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form), it is considered that the proposed development, by reason of its utilitarian form, scale and visual prominence at this location, would seriously injure the visual amenities of the area and would adversely affect the character of the area, including the setting of Ballyroan Parish Church (a Protected Structure). The proposed development 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 February 2023.

