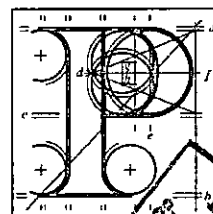


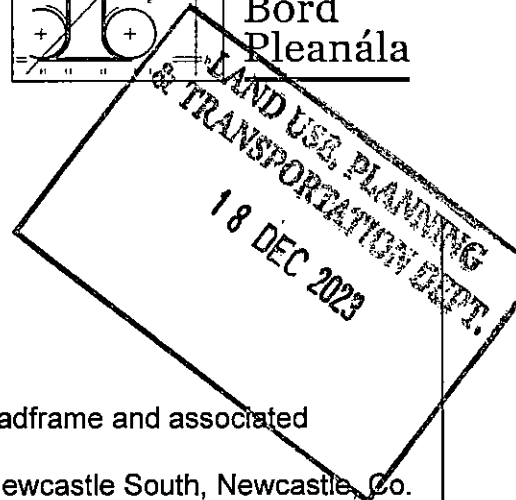
Our Case Number: ABP-315030-22

Planning Authority Reference Number: SD22A/0340



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 15 DEC 2023

Re: 24m telecommunications lattice structure with antennas, dishes, headframe and associated telecommunications equipment enclosed by security fencing.
Landmark Architectural Salvage & Granite Products, Main Street, Newcastle South, Newcastle, Co. Dublin

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 2022. 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.

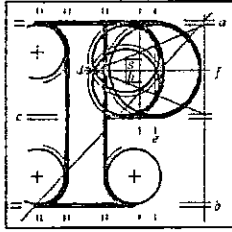
Yours faithfully,

Kieran Somers
Executive Officer

BP100N

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



An
Bord
Pleanála

Board Order
ABP-315030-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0340

Appeal by Vantage Towers Limited care of Charterhouse Infrastructure Consultants of HQ, 27 Market Street, Listowel, County Kerry against the decision made on the 17th day of October, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Erect a 24-metre telecommunications lattice structure together with antennas, dishes, headframe and associated telecommunications equipment enclosed by security fencing, all at Landmark Architectural Salvage and Granite Products, Main Street, Newcastle South, Newcastle, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the South Dublin County Development Plan 2022-2028, including Objectives QDP3 Objective 2, NCBH 20 Objective 3, IE4 Objective 3, Section 12.11.2 and Section 12.11.5, and given the height, scale and prominent location of the proposed development in a designated Architectural Conservation Area, its proximity to Protected Structures, including St. Finian's Roman Catholic Church (RPS Ref. 232) and Newcastle National School (RPS Ref. 230), and the planned and emerging pattern of residential development in the area, it is considered that the proposed development would have an unacceptable impact on the character and setting of the Newcastle Village Architectural Conservation Area, would adversely affect the visual amenities of the area and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the proposed 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.



Mary Henchy

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 15th day of December 2023.