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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3544/19**

**APPEAL** by Saint Agnes Property Limited care of Simon Clear and Associates, Planning and Development Consultants of 3 Terenure Road West, Terenure, Dublin against the decision made on the 12<sup>th</sup> day of September, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of two number infill residential buildings of three-four storeys in height, each accommodating 11 number one bedroom independent living units (total 22 units) with associated balconies. Associated site works and services on lands to the rear of Saint Agnes Convent, Armagh Road, Crumlin, Dublin, within the sheltered housing development currently under construction.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the close proximity, height, and scale of the proposed development to the previously approved blocks, and to the design and disposition of the proposed infill blocks, it is considered that the proposed development would represent a poor design response where the resulting narrow circulation spaces would be of poor quality and overbearing in nature. The proposed development would have an adverse impact on the amenities of future occupants of the development and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would not integrate with the existing development in the area in a satisfactory manner, and would result in poor quality spaces which would seriously injure the amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this            day of            2020**