



An
Bord
Pleanála

Board Direction
BD-011414-22
ABP-312274-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2022.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the siting, layout, scale, form and appearance of the proposed development and to the planning history and pattern of development on the wider site, it is considered that the proposed development by reason of its location within the curtilage of the Church, would seriously detract from the architectural character and setting of the Protected Structure, Mount Argus Church and the associated buildings within its curtilage. The proposed development would, therefore, be contrary to the policy CHC2 of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board accepted that there was a need for the accommodation and that there would be a functional relationship between the residential units on the site and the proposed units, but considered that the proposed development would compromise the character and setting of Mount Argus Church and the associated buildings within its curtilage. In coming to this conclusion, the Board considered that the proposed development was contrary to Policy CHC2 of the Dublin City Development Plan

2016-2022 which seeks to ensure that the special interest of protected structures is protected, and that development will conserve and enhance Protected Structures and their curtilage.

Board Member

Maria FitzGerald
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Date: 28/10/2022