



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: ED18/0040

WHEREAS a question has arisen as to whether the change of use of a monastery to use as a hub/hostel for homeless families at the Carmelite Monastery, Firhouse Road, Dublin, is or is not development or is or is not exempted development:

AND WHEREAS Councillor Brian Lawlor of 7 Beechdale Court, Ballycullen, Dublin requested a declaration on this question from South Dublin County Council and the Council issued a declaration on the 4th day of December, 2018 stating that the matter was development and was exempted development:

AND WHEREAS Councillor Brian Lawlor referred this declaration for review to An Bord Pleanála on the 8th day of January, 2019:

AND WHEREAS An Bord Pleanála, in considering this referral, had regard particularly to: -

- (a) Section 2(1) of the Planning and Development Act, 2000, as amended,
- (b) Section 3(1) of the Planning and Development Act, 2000,

- (c) Section 4(1)(f) of the Planning and Development Act, 2000, as amended,
- (d) Section 4(4) of the Planning and Development Act 200, as amended,
- (e) Articles 6(1) and 9(1) of the Planning and Development Regulations, 2001, as amended,
- (f) Parts 1 and 4 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, and
- (g) the planning history of the site, and the nature of the subject use:

AND WHEREAS An Bord Pleanála has concluded that:

- (a) the change of use of the existing premises from use as a monastery to use as a hub/hostel for homeless families would represent a change of use, and such change of use would raise issues relevant to the proper planning and development of the area, and would, therefore, constitute a material change of use, and is therefore development;
- (b) on the basis of the documentation submitted with the referral by the planning authority, this development has taken place on behalf of South Dublin County Council (a local authority) pursuant to a contract entered into by the local authority (and a service provider) acting in its capacity as a housing authority, and
- (c) the development in question comes within the scope of the exemption provided for under Section 4(1)(f) of the Planning and Development Act, 2000, as amended, and is therefore exempted development:

NOW THEREFORE An Bord Pleanála, in exercise of the powers conferred on it by Section 5 (3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the change of use of a monastery to use as a hub/hostel for homeless families at the Carmelite Monastery, Firhouse Road, Dublin, is development and is exempted development.

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.

Philip Jones

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

Dated this day of 2019.