



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2572/20

APPEAL by Saint Agnes Property Limited care of McGill Design of 28-30 Rathmines Park, Rathmines, Dublin against the decision made on the 7th day of July, 2020 by Dublin City Council to refuse permission.

Proposed Development: Construction of two number infill residential buildings of 3-4 storeys in height each accommodating 10 number one-bedroom independent living units (total 20 units) with associated balconies/winter gardens. Associated site works and services. All on lands to the rear of Saint Agnes Convent, Captain's Place, Saint Agnes Avenue, Crumlin, Dublin within the Primary Care and Sheltered Housing development currently being completed.

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 of the proposed infill blocks to the existing blocks, the narrow width between the footprints and the height, scale and mass and the design of the proposed blocks, and resultant substitution of narrow circulation space for the communal amenity space between blocks, it is considered that the proposed development would seriously injure the residential amenities of occupants of and the visual and residential amenities of the integrated independent living units and residential care facility within the site and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020.