

An
Bord
Pleanála

Board Order
ABP-310004-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2126/21

APPEAL by Saint Agnes Property Limited care of McGill Design of 28-30 Rathmines Park, Rathmines, Dublin against the decision made on the 25th day of March, 2021 by Dublin City Council to refuse permission.

Proposed Development: Construction of five number single storey (bungalow units) independent living units with terraces along with associated site works and services at lands to the rear of Saint Agnes Convent, Captains Place, Saint Agnes Avenue, Crumlin, Dublin.

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.

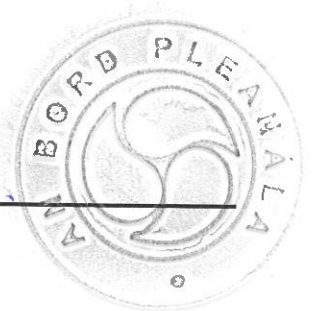
Reasons and Considerations

Having regard to the quantum of development already permitted on this site, and to the location of the proposed development, adjacent to the main pedestrian route between the residential care facility building and the blocks of independent living units, it is considered that the proposed development would sever and would diminish the quality, quantum and amenity potential of the overall scheme. As a result, the proposed development would constitute substandard overdevelopment, would seriously injure the residential amenities of current and future occupants of the scheme and would be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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



Dated this 16 day of September 2021