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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21A/0194**

**APPEAL** by the Society of Pius X care of Ha Design Studio, Brenton Suite, 36 Mount Street Upper, Dublin against the decision made on the 23<sup>rd</sup> day of April, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Construction of a two-storey Parochial house comprising six number bedrooms, kitchen, living and dining room, utilisation of existing vehicular entrance from Mounttown Lower, landscaping, boundary treatments and all associated ancillary works necessary to facilitate the development, all on lands within the curtilage of Saint John the Evangelist Church (Protected Structure reference number 1076), Mounttown Lower, Mounttown, Glenageary, County Dublin. There are no works proposed to the Protected Structure.

**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 restricted nature of the site and to the scale and mass of the proposed development in proximity to Saint John the Evangelist Church which is a Protected Structure (RPS number 1076) listed in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the proposed development represents an overdevelopment of the site which would adversely affect the character and setting of the Church. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Dr. Maria FitzGerald*

**María FitzGerald**

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

Dated this 21<sup>st</sup> day of February 2022.

