



---

**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2641/21**

**APPEAL** by Mount Argus Monastery Ventures Limited care of Simon Clear and Associates, Planning and Development Consultants of 3 Terenure Road, West, Terenure, Dublin against the decision made on the 16<sup>th</sup> day of June, 2021 by Dublin City Council to refuse permission.

**Proposed Development:** The development will consist of works to include:

- Construction of a two-storey apartment building with dormer accommodation in the roof space;
- The apartment building will provide eight number apartments, consisting of four number one bedroom units, one number two bedroom unit and three number three bedroom units;
- Vehicular access from Church Park Way, seven number car parking spaces and 23 number bicycle parking spaces;
- Landscaping, boundary treatment, bin stores and all associated site works and services on lands at Church Park Way, Kimmage Road Lower, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## 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, the associated buildings within its curtilage and the graveyard. 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 concurred with the planning authority that the proposed development would adversely affect the architectural character and setting of Mount Argus Church, the associated buildings within its curtilage and the graveyard. 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.

*Dr. Maria FitzGerald*

---

**Maria FitzGerald**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 14<sup>th</sup> day of June 2022