



An
Bord
Pleanála

Board Order
ABP-312274-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2643/21

Appeal by Harold's Cross Village Community Council (HCVCC) care of Sheridan Woods of 14 Baggot Street, Dublin against the decision made on the 22nd day of November, 2021 by Dublin City Council to grant subject to conditions a permission to Mount Argus Monastery Ventures Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin.

Proposed Development: Works to include construction of a part three/four storey apartment building with undercroft carparking. The apartment building will provide 22 number apartments, consisting of six number studio units and 16 number one-bed units. Vehicular access from Mount Argus, carparking, motorcycle parking and bicycle parking - 21 number carparking spaces, one number motorcycle parking space and 43 number bicycle parking spaces will also be provided. Landscaping, boundary treatment, bin stores and all associated site works and services, all on lands at the former Mount Argus Monastery, Mount Argus, Kimmage Road Lower, Dublin, within the curtilage of a protected structure (Mount Argus Church).

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 and the associated buildings within its curtilage. 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 accepted that there was a need for the accommodation, and that there would be a functional relationship between the residential units on the site and the proposed units, but considered that the proposed development would compromise the character and setting of Mount Argus Church and the associated buildings within its curtilage. 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 2nd day of November 2022