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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4537/22**

**APPEAL** by Saint Agnes Property Limited, care of Simon Clear and Associates, Planning and Development Consultants, 3 Terenure Road West, Terenure, Dublin, against the decision made on the 16th day of September 2022 by Dublin City Council to refuse permission.

**Proposed Development:**

Construction of 4 number single storey (bungalow units) Independent Living Units with terraces along with associated site works and services on lands to the rear of Saint Agnes Convent, Captains Place, Saint Agnes Avenue, Crumlin, Dublin, within the Primary Care and Sheltered Housing Development.

**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 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 diminish the quality, quantum and amenity potential of the overall scheme. As a result, the proposed development would constitute 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  day of  2023.