

An
Bord
Pleanála

Board Order
ABP-315528-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4714/22

Appeal by Aengus Ó Snodaigh and Máire Devine care of 290 Ballyfermot Road, Dublin against the decision made on the 7th day of December, 2022 by Dublin City Council to grant subject to conditions a permission to Peter Pfeffer care of O'Dea and Moore Architects of 9 Castlewood Park, Rathmines, Dublin.



Proposed Development: Change of use (1,209 square metres) from convent to tourist hostel, including internal layout modifications and external alterations, including minor elevational changes and a 102-square metre external amenity space and access stairs (with associated glass surrounds) at south-east corner, all at St. Agnes Convent, Armagh Road, Crumlin, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The development site is subject to the Z15 zoning objective under the Dublin City Development Plan 2022-2028, the objective of which is to protect and provide for community uses and social infrastructure. The proposed tourist hostel use is not permissible or open for consideration under this zoning objective. The proposed development would contravene materially the said zoning objective of the development plan and would, therefore, 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 *21st* day of *February* 2024.