



An  
Bord  
Pleanála

## Board Order ABP- 319148-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4906/23**

**Appeal** by Mount Argus Monastery Ventures Limited care of SCA Planning of 17A Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2024 by Dublin City Council to refuse permission.

**Proposed Development:** Protected Structure: The development will consist of works to include: Construction of 12 number residential units in a three-storey building; the duplex arrangement will provide six number one-bed own-door apartments at ground floor level and six number two-bed duplexes across first and second floor levels with associated terraces and balconies; ten number car parking spaces and bicycle parking; landscaping, boundary treatments, bin store and all associated site works and services at 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

1. Having regard to the overall quantum of existing development on site, the proposed development would likely result in a deficiency of car parking spaces on site and would, therefore, be contrary to the provisions of Appendix 5 of the Dublin City Development Plan 2022-2028. The parking layout also has not been appropriately justified in light of a previously permitted parking layout for the site which would result in an overall loss of two number car parking spaces instead of the addition of 10 number car parking spaces. The proposed development, would, therefore, result in on-street parking and tend to create serious traffic congestion on the adjoining streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the design of the proposed development, in particular the external finishes and bulky access staircases, is complementary to or respectful of the Protected Structure and its setting, contrary to Section (d) of Policy BHA2 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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Declan Moore

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

Dated this 12 day of March 2025