

An
Coimisiún
Pleanála

Commission Order
ABP-322686-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0754/WEB

Appeal by Peter Pearson Evans of 5 Priory Park, Stillorgan Road, Blackrock, County Dublin against the decision made on the 7th day of May, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Paul Tyrrell care of TOT Architects of 49 Upper Mount Street, Dublin.

Proposed Development: Renovations, alterations and refurbishment works as follows: Removal of the altar rails for the width of the main altar to new locations at the existing confessionals and the replacement of the marble step. Lowering of the altar floor area by one step and its extension towards the nave. Re-location of the baptismal font from the sanctuary to the nave. Re-location of the handrails from the front of the altar to either side of the sanctuary. Replacement of the altar, ambo and presiding chair. Re-location of the tabernacle from the existing altar to the side of the sanctuary. Modifications to the internal screens of the side entrances. Replacement of ten number pews to the front of the nave with individual seating. Removal of two number confessionals and the installation of two number shrines and the re-location of altar rails to the front of the shrines. Removal of inner screens, doors and parish office in the narthex and extend new inner screens to the

line of the overhead choir. The conversion of the book shop to a reconciliation room. Repairs to damaged plaster and paint work in the sanctuary and the repair/replacement of adjacent leaking rainwater pipe. Re-painting walls and ceilings to the nave and side aisles, excluding the sanctuary ceiling and the Tree of Life reredos to be brought forward and lowered, all at St. Joseph's R.C. Church, Summerhill Road, Glasthule, County Dublin (a protected structure).

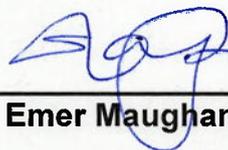
Decision

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

Reasons and Considerations

Having regard to the protected structure status of the building, it is considered that, in the absence of the appropriate level of documentation, in accordance with Article 23 (2) of the Planning and Development Regulations 2001, as amended, and Chapter 6 and Appendix B of the Architectural Heritage Protection Guidelines for Planning Authorities (2011), the proposed development, by reason of the level of intervention proposed, would have a detrimental impact on the essential qualities of the structure thereby materially affecting its character. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission was not satisfied that the presented documentation contained a sufficient evaluation of the quality and importance of the existing structure to enable a comprehensive assessment of the implications of the proposed development for the character of the structure. The Commission considered that the submitted documentation failed to highlight how the elements of the special character of the protected structure (those which contribute to its special architectural, historical, archaeological, artistic, cultural, scientific, social and/or technical interest) would be materially altered by the proposed development. Notwithstanding the Inspector's view that the proposed works are relatively minor, in the absence of a clear description of the existing architectural heritage, the impacts of the proposals, and the potential to mitigate any negative impacts, the Commission was not satisfied that the proposed works would not negatively impact on the special character and appearance of the protected structure, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 19th day of December 2025.