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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB5421/25**

**APPEAL** by Logical Development and Consulting Limited against the decision made on the 9<sup>th</sup> day of December 2025 by Dublin City Council to refuse permission for the proposed development.

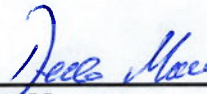
**Proposed Development:** The development will consist of (1) Change of use of vacant unit at Museum Unit, Block C, Bellevue, Islandbridge, Kilmainham, Dublin 8, to two number studio apartments and 24.6 square metres museum/community room at ground floor level and two number one-bedroom apartments at first floor level. (2) Internal alterations to facilitate the change of use. Apartment 2 (studio) at ground floor level will be served by private amenity space in the form of an existing terrace to the south of the building. (3) Minor external alterations include the provision of a new entrance for the ground floor apartment, and (4) All ancillary works necessary to facilitate the development, at Museum Unit, Block C, Bellevue, Islandbridge, Kilmainham, Dublin.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

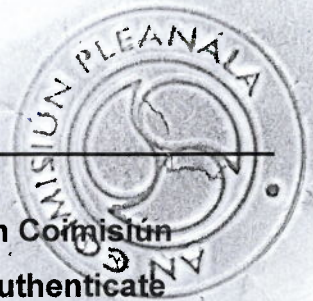
## Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, the proposed substantial reduction in a community and cultural space required as part of a permitted residential development to display and interpret an historic mill race for public benefit would contravene the terms and conditions of the parent permission (Register Reference Number 0992/96), appeal reference number PL 29S.101952) including Condition numbers 8 and 15(b) and would be contrary to Policy BHA 26 (Archaeological Heritage) and Objective BHAO19 (Built Heritage and Archaeology) of the development plan regarding the preservation of archaeological remains. The proposed development would therefore erode, and would be detrimental to, the amenities of the existing residential development at Bellevue, would set an undesirable precedent for similar development in the future and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Declan Moore**

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



Dated this 12<sup>th</sup> day of MAY 2026.