



An
Bord
Pleanála

Board Direction
BD-000590-18
ABP-300468-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is zoned High Amenity in the Fingal County Development Plan 2017-2023, with an objective to protect and enhance high amenity areas, and is also subject to objectives that seek to protect high amenity areas from inappropriate development (NH51 and NH52) and to reinforce their character, distinctiveness and sense of place. Having regard to the scale of development proposed, when taken in conjunction with the scale of the approved development on the site, and the visibility of the site from the north, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location and impact on the character of the high amenity area. It is, therefore, considered that the proposed nursing home would contravene materially the development objective in the County Development Plan for the zoning of this land for High Amenity purposes and the policies set and objectives set out in the Fingal County Development Plan 2017-2023 in relation to the protection of high amenity areas. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 29/06/2018

Terry Ó Niadh