



An  
Bord  
Pleanála

**Board Direction**  
**BD-007044-20**  
**ABP-306735-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2020.

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

### **Reasons and Considerations**

Sally Park Nursing Home is an 18th-century Georgian country house, a recorded monument, a protected structure, and is listed in the National Inventory of Architectural Heritage where it is identified as being of regional architectural and historic importance.

Having regard to the mass, scale, bulk, height and positioning of the proposed development, in particular the proposed extension to the west and within the grounds to the front and south of this modest in size country house, which is the most intact vantage point from which this structure's architectural and historical merit can be appreciated, it is considered that the proposed development would constitute a dominant and visually discordant feature to the front, which would seriously detract from the intrinsic character and setting of the Protected Structure and Recorded Monument. Moreover, it would diminish the potential for visual appreciation of the Protected Structure from within its limited remaining landscaped curtilage and would result in further and unacceptable loss of the building to space relationship that was one of the defining characteristics of this style of Georgian country house architecture.

The proposed development would therefore contravene the policies set out in the South Dublin Development Plan, 2016 to 2022, in relation to the protection of

archaeological and architectural heritage, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the concerns of the Inspector in relation to traffic safety, and particularly the varying number of car parking spaces shown on the submitted drawings. However, having regard to the substantive reason for refusal, the Board decided not to pursue this matter further with the parties.

**Board Member**

**Date:** 27/11/2020

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John Connolly