



An  
Bord  
Pleanála

**Board Direction**  
**BD-016453-24**  
**ABP-316429-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/05/2024.

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

**Reasons and Considerations**

1. Having regard to height, scale, and massing, it is considered that the proposed development would present an obtrusive and overbearing form of development that would be an abrupt transition in scale at odds with the surrounding character and context on Cherrywood Road. Additionally, the proposed development would have an adverse impact on the character and setting of Waterfall Cottage, a Protected Structure. The proposed development would therefore seriously injure the visual, residential, and heritage amenity of the area, would be contrary to the Dún Laoghaire-Rathdown Building Height Strategy in Appendix 9 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site location and the poor quality of pedestrian connections as a result of deficient footpaths and pedestrian infrastructure linking to the site, it is considered that the development would fail to provide safe and accessible means of pedestrian access to and from the development which would not be suitable to serve the proposed nursing home or independent living units. The proposed development would, therefore, be prejudicial to pedestrian safety and would be contrary to Section 12.3.8.2 of the Dún Laoghaire-Rathdown County

Development Plan, which requires nursing homes and assisted living accommodation to be served by the provision of good footpath links and contrary to the proper planning and sustainable development of the area.

**Board Member**



Martina Hennessy

**Date:** 31/05/2024