

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3926/14**

An Bord Pleanála Reference Number: PL 29N.245661

**APPEAL** by Silver Stream Healthcare Limited care of JPN Architects of 30 Northwood Court, Northwood, Santry, Dublin against the decision made on the 25<sup>th</sup> day of September, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of an existing laundry building (area 24.75 square metres) and construction of a two-storey nursing home extension to the rear with total internal floor area of 336 square metres, consisting of six number ensuite single bedrooms, two number assisted bathrooms, landscaped areas and all other ancillary site works at Clontarf Private Nursing Home, 5-7 Clontarf Road, Clontarf, Dublin.

## **DECISION**

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

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

Having regard to the nature and scale of the development in a confined site and the pattern of development in the area, the Board considered that the proposed development would seriously injure the residential amenities of the property in the area and would, therefore, be contrary to the proper planning and sustainable development in the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that due to the nature of the development and its impact on the amenities of neighbouring residential properties that it was contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**