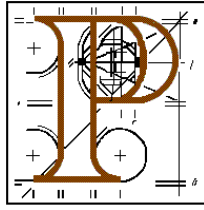


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2993/16**

An Bord Pleanála Reference Number: PL 29S.247103

**APPEAL** by Orwell House Limited care of IMG Planning of 75 Fitzwilliam Lane, Dublin against the decision made on the 21<sup>st</sup> day of July, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of the following all on the eastern side of Block C (formally Rathgar House) of the nursing home comprising: (1) a single storey room (kitchen and stores) at lower ground level in place of a single storey food preparation room, and a covered walkway approved under planning register reference number 2212/13 (PL 29S.241956), a freestanding platform lift and supporting structure between lower ground and ground floor levels, (3) a walkway with handrails and gates between the front (north) of Block C and the upper level of the platform lift for service and emergency access, (4) a stairway linking the lower ground level and the walkway, (5) ground mounted air handling units and input flue to service the adjoining kitchen at lower ground level and wall mounted refrigeration units on the existing extension to Block C to service the adjoining cold store at lower ground floor, (6) an extract flue from the kitchen at lower ground level on the eastern elevation of an existing extension to Block C, and (7) a fire escape only door constructed from a ground floor window opening in the eastern elevation of Block C, all at site at the Orwell Nursing Home (formally known as Rathgar House, (a protected structure), 112 Orwell Road and 108 – 110 Orwell Road, Rathgar, 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**

The proposed development proposed to be retained, located in very close proximity to an established residential dwelling of long standing, would seriously injure the residential amenities of the adjoining property known as The Barn, by virtue of excessive noise, vibration, general disturbance and invasion of privacy. The development proposed to be retained would be contrary to the zoning objective, as set out in the current Dublin City Development Plan for Z1 zones, which seeks to to protect, provide and improve residential amenities, would seriously injure the amenities of the area and would, therefore, be 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.**