



Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0196

APPEAL by Remedy Care Limited care of McGill Planning of 1st Floor, 7 Fitzwilliam Street Upper, Dublin against the decision made on the 27th day of September, 2017 by Fingal County Council to refuse permission.

Proposed Development

Demolition of a number of stables and agricultural shed (circa 966 square metres); construction of a 120 bedroom residential care facility within two number blocks of 1-2 storeys and comprising a reception building connecting to the main accommodation building. Ancillary resident and staff facilities including café, shop, recreation/dining areas, administration/consultation rooms, offices, storage, plant, kitchen and laundry rooms. South west facing roof garden (total floor area circa 7,209 square metres). Renovation of Skidoo House to provide associated short term stay visitor accommodation comprising nine number bedrooms, kitchen/dining and living areas, meeting rooms and contemplation room (circa 654 square metres); renovation and conversion of existing eastern stable wing to provide workshops, storage and administrative use (circa 436 square metres); renovation and conversion of existing stone barn to provide for ancillary tele-medicine use with associated staff and administration facilities (circa 275 square metres); provision of an ESB sub-station and generator (circa 48 square metres); all

associated site development works, services provision, drainage, landscaping and open space, bicycle and car parking, access and boundary treatment works at a site of circa 8.86 hectares at Skidoo House and Stud, Skidoo, Ballyboughal, County Dublin as amended by the revised newspaper notice received by the planning authority on 31st day of August 2017.

Decision

REFUSE permission for the above proposed development in accordance with 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 location of the subject site within the rural area on lands zoned 'RU' Rural in the Fingal Development Plan 2017-2023 and outside any settlement development boundary, and away from public transport links or local services, it is considered that it has not been demonstrated that it is essential for the proposed residential care facility development to locate on this site in the rural area. Furthermore, it is considered that it would set an undesirable precedent and be unacceptable in terms of the appropriate and sustainable use of these rural and agricultural lands, where such uses are not permitted, and that it would, therefore, be contrary to the 'RU' zoning objective and to Objectives DMS46 and DMS47 of the said Development Plan. The proposed development would, therefore, materially contravene the current development plan for the area and be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2018.