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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: FW17A/0160**

**APPEAL** by Sherborough Properties Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 16<sup>th</sup> day of November, 2017 by Fingal County Council to refuse permission to the said Sherborough Properties Limited.

**Proposed Development:** A two-storey extension to the rear of a previously approved nursing home (granted under planning register reference number FW16A/0158). The proposed extension will comprise 32 number bedrooms with associated ancillary/common facilities and office/administration areas; internal modifications and reconfiguration of part of the previously permitted nursing home to accommodate the proposed extension; reconfiguration and extension of the previously permitted car parking area to provide a total 27 number car parking spaces (increase of 7 number spaces), connection to existing services; landscaping and all associated site and engineering works necessary to facilitate the development; all on lands at Glenwood House (Protected Structure), Barnhill Cross Roads, Coldblow, Lucan, Co. Dublin.

## **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**

The site is zoned High Amenity in the Fingal County Development Plan 2017-2023, with an objective to protect and enhance high amenity areas, and is also subject to objectives that seek to protect high amenity areas from inappropriate development (NH51 and NH52) and to reinforce their character, distinctiveness and sense of place. Having regard to the scale of development proposed, when taken in conjunction with the scale of the approved development on the site, and the visibility of the site from the north, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location and impact on the character of the high amenity area. It is, therefore, considered that the proposed nursing home would contravene materially the development objective in the County Development Plan for the zoning of this land for High Amenity purposes and the policies set and objectives set out in the Fingal County Development Plan 2017-2023 in relation to the protection of high amenity areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2018.**