



Planning and Development Acts 2000 to 2018

Planning Authority: Leitrim County Council

Planning Register Reference Number: P.17/160

APPEAL by Martin O'Reilly of Drumnoose, Milltown, Belturbert, County Cavan against the decision made on the 6th day of July, 2018 by Leitrim County Council to grant subject to conditions a permission to Castlecara Healthcare Limited care of Patrick O'Grady of Kennedy Gardens, Castlebar, County Mayo.

Proposed Development: Development consisting of a Nursing Home on a site measuring 1.33 hectares comprises: the construction of a 135 number bedroomed nursing home including support/service, administrative and ancillary areas, which will be primarily three storey in height (also having a single storey element) and measuring 8,432 square metres gross floor space; and the construction of a vehicular and pedestrian access to Castlecara Road, associated car parking, set down area, service areas, hard and soft landscaping/open space and boundary treatments, connection to public services and utilities, drainage works, all other associated and ancillary works and development above and below ground at Castlecara Road, Carrick-on-Shannon, County Leitrim (as amended by the further public notice received by the planning authority on the 13th day of June, 2018).

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 provisions of the current Leitrim County Development Plan, to the pattern of development in the area and to the scale, height, massing, elevational treatment and context of the proposed development, it is considered that the proposed development would be a visually obtrusive feature in the landscape, would seriously injure the visual and residential amenities of the area and would not represent an appropriate design response to the site or its context. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the design issues highlighted by the inspector could not be addressed satisfactorily by way of condition and considered that the current proposal as presented would represent a monolithic and visually obtrusive feature on the landscape and would, therefore, be contrary to the proper planning and development of the area.

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2018.