



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0506

APPEAL by Graham and Fiona Mongey care of Murphy Design of 72 Saint Aidan's Drive, Dublin and by Anne Milner care of Cunnane Stratton Reynolds of 3 Molesworth Place, Dublin against the decision made on the 4th day of November, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Breege Muldowney, Aclare Nursing Home care of PBA Architects of Stoneyford, Kilkenny.

Proposed Development: Demolition of existing mews dwelling at number 6 Tivoli Terrace south, and alterations, extension and renovation of existing nursing home. Alterations and extension to provide for a new lower ground floor primary entrance reception and ancillary service rooms, new three, two and single storey bedroom extensions to the side and rear with open internal courtyard, residents lounge/dining and communal areas, new lift shaft provision from ground floor to new second floor level, provision of new second floor level to existing structure, new emergency egress route and door to existing front elevation, proposed new service area to front of site, alterations to existing front boundary wall and all associated site works. All at Aclare Nursing Home, 4/5/6 Tivoli Terrace south, Dún Laoghaire, County 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 proposed development, by reason of the scale of the proposed two-storey structure in close proximity to the southern boundary of the site, would be visually obtrusive and overbearing in views from the adjoining residential properties on Tivoli Road. The proposed development would also fail to provide adequate private open space for its occupants in accordance with the standards set out at section 8.2.8.2 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, seriously injure the residential amenities of the area and of properties in the vicinity of the site.

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

Dated this day of 2020.