



---

**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD19A/0200**

**APPEAL** by Sally Park Residents care of Karl and Mary Kelly and Others of 14 Sally Park, Firhouse, Dublin against the decision made on the 27<sup>th</sup> day of January, 2020 by South Dublin County Council to grant subject to conditions a permission to Oaklands Nursing Homes Limited care of CEA Architects of 15 Mill Road, Midleton, County Cork.

**Proposed Development:** Demolition of modern single storey structure attached to the west of the existing building, a Protected Structure; construction of a two-storey 131 square metre extension to the west; a two-storey 1,121.7 square metre bedroom wing extension with a link corridor to the south; a one storey 32 square metre extension to the north of the existing building, a Protected Structure; minor internal alterations to the ground and first floor of the existing building, a Protected Structure and all associated site works at Sally Park Nursing Home, Sally Park Close, Firhouse, 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**

Sally Park Nursing Home is an 18th-century Georgian country house, a recorded monument, a protected structure, and is listed in the National Inventory of Architectural Heritage where it is identified as being of regional architectural and historic importance.

Having regard to the mass, scale, bulk, height and positioning of the proposed development, in particular the proposed extension to the west and within the grounds to the front and south of this modest in size country house, which is the most intact vantage point from which this structure's architectural and historical merit can be appreciated, it is considered that the proposed development would constitute a dominant and visually discordant feature to the front, which would seriously detract from the intrinsic character and setting of the Protected Structure and Recorded Monument. Moreover, it would diminish the potential for visual appreciation of the Protected Structure from within its limited remaining landscaped curtilage and would result in further and unacceptable loss of the building to space relationship that was one of the defining characteristics of this style of Georgian country house architecture.

The proposed development would, therefore, contravene the policies set out in the South Dublin Development Plan, 2016 to 2022, in relation to the protection of archaeological and architectural heritage, and would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

**Dated this            day of            2020**