



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2001/20

APPEAL by Silver Stream Healthcare Limited care of JNP Architects of 30 Northwood Court, Northwood, Dublin against the decision made on the 26th day of February, 2020 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of: (a) Demolition of existing single storey 'Garden Room' (15 square metres), (b) the construction of a 60 number bedroom extension (3,160 square metres) to the front (west) and side (north) of the existing Saint Pappin's Nursing Home, part of which is a protected structure. The proposed extension will be part single storey, part two-storey and part five-storey building, all flat roof, and will contain 12 number single bedrooms on each floor level as well as ancillary accommodation comprising living rooms, dining rooms, toilets and stores, (c) site works will comprise redesign of the existing site layout to provide 12 additional car parking spaces, new cycle parking facilities, replacement of boundary fence abutting west boundary wall onto Ballymun Road, and landscaping to incorporate amenity garden space for residents and (d) mains drainage and sustainable drainage systems, and ancillary site works. All at Saint Pappin's Nursing Home, Ballymun Road, Ballymun, Dublin. The site contains a Protected Structure.

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

1. The proposed development, by reason of its height, scale and configuration relative to the northern and north-western site boundaries, would seriously injure the residential amenities of property in the vicinity, by reason of overbearing and overshadowing impacts on numbers 9 and 10 Coultrey Drive, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing character and the pattern of development within the site, and the presence of a structure of architectural interest which is listed as a Protected Structure in the current development plan for the area, it is considered that the proposed development, by reason of its, scale, height and massing, would seriously detract from the architectural character and setting of Saintt Pappin’s Church, (Protected Structure Reference 482), would materially and adversely affect the character of this Protected Structure, and would be contrary to policy CHC2 of the Dublin City Development Plan 2016-2022. The proposed development 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.