



An
Bord
Pleanála

Board Direction
PL29N.248050

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th August 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site in an area zoned Key District Centre, which is to be a strong spatial hub, providing sustainable city living and good urban place making, with a comprehensive range of commercial and community services; and where there are specific requirements in relation to active frontages, height, density, permeability and connectivity as set out in the Dublin City Development Plan, 2016-2022 and the Clongriffin – Belmayne Local Area Plan 2012 – 2018; it is considered that the proposed development would be contrary to the objectives for this area, would be a barrier to their achievement, and would accordingly be contrary to the proper planning and sustainable development of the area.

Note: The Board had concerns about the quality of the amenity including the private open space amenity for the residents as well as the shortfall in the provision of car parking spaces for the nursing home but decided not to pursue this as a reason for refusal because of the substantive issues for refusal around zoning objectives.

[Copy of Board Direction to issue with Board Order]

Board Member

Date: 17th August 2017

Maria FitzGerald