



An  
Bord  
Pleanála

**Board Direction**  
**PL06S.248206**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 15<sup>th</sup> 2017.

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

### **Reasons and Considerations**

1. The subject site is located on lands zoned objective RU in the South Dublin County Development Plan 2016-2022, which aims "to protect and improve rural amenity and to provide for the development of agriculture", and outside any village or other settlement. A primary care centre, a shop-local and a child care facility are "open for consideration" only in villages "to serve local needs" within this zoning. A step down facility, which use is equivalent to a nursing home, is not permitted within lands zoned RU. The proposed development would, therefore, contravene materially the RU development objective indicated in this development plan for the zoning of land, and would, therefore be contrary to the proper planning and sustainable development of the area
2. Having regard to the location of the proposed development within a rural area, outside of any existing settlement, and at a location that is poorly served by public transport and with inadequate pedestrian and cycling links to existing settlements, it is considered that the proposed healthcare facility, retail units, childcare facility and step down facility would contravene the respective policies and objectives of the South Dublin County Development Plan 2016-

2022: Objectives C11-2, C11-3, C11-4, Objective R1-3, Objective C8-1, Policy H3 and Objectives H3-1, IE-6, which seek to locate such uses centrally within existing settlements, close to public transport and within safe walking and cycling distance from residential areas. The proposed development would, therefore contravene materially the policies and objectives of the South Dublin County Development Plan 2016-2022, and be contrary to the proper planning and sustainable development of the area.

3. The proposed development would generate a significant volume of traffic and turning movements which the road network in the vicinity of the site is not capable of accommodating safely due to the restricted capacity of the Boherboy Road, L2008 and of its junction with the Blessington Road, N81. The proposed development, which is served by a single entrance with restricted sightlines would, therefore, give rise to serious traffic congestion and adversely affect the use of the L2008 and N81 and would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 15<sup>th</sup> September 2017

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Philip Jones