



An
Bord
Pleanála

Board Direction
BD-003610-19
ABP-304293-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/7/2019.

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

Reasons and Considerations

The site is located in an area zoned objective Rural and Agricultural (RU) in the current development plan for the area, wherein nursing home use is not permissible. The Board considers that the significant intensification of such use on the site would contravene materially the development objective for land zoned Rural and Agricultural RU as set out in the South Dublin County Development Plan 2016-2022 and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site relative to the Camac River, and the flood zone extent identified for this river, the Board is not satisfied, on the basis of the information lodged with the planning application, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. However, having regard to the substantive

reason for refusal set out above, the Board decided not to issue a Section 132 notice to the applicant seeking additional information on this issue.

Board Member

Date: 22/07/2019

Maria FitzGerald