



An
Bord
Pleanála

Board Direction
BD-005916-20
ABP-306630-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/06/2020.

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 Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided on the impact of the proposed development on Malahide Estuary SAC (000205) and Malahide Estuary SPA (004025). It is therefore considered that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations, 1997, that the proposed development will not adversely affect the integrity of a European Site and it is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development is located within an area which is at risk of flooding. The Board is not satisfied, on the basis of the information lodged with the planning application and with the appeal, 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. In particular, the Board are not satisfied that the design and capacity of the proposed flood storage measures have been adequately detailed or that their effectiveness has been satisfactorily demonstrated in the documentation submitted. The proposed development of

this highly vulnerable use would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

3. Having regard to the pattern of development in the vicinity, it is considered that, by reason of the extensive linear form and layout of the proposed nursing home and relationship with the adjoining roads, the extent of hard landscaping and car parking provision to the front of the building line, the proposed development fails to provide an appropriate form of development for this location and would detract from the streetscape and visual amenities of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 11/06/2020

Michelle Fagan