

An  
Bord  
Pleanála

**Board Direction**  
**BD-010363-22**  
**ABP-311314-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2022.

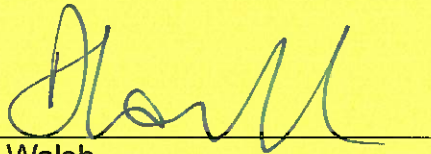
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. The appeal site is located on lands zoned Rural 'RU', on which it is the stated objective to 'protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage' under the Fingal County Development Plan 2017-2023. Developments classified as 'Residential Care Home/ Retirement Home' are identified as being 'not permitted' within this zoning objective 'except where a demonstrated need to locate in a rural environment because of the nature of the care required is established or where immediately contiguous to a zoning where the use is permitted in principle and meets Development Plan standards in relation to access and infrastructure. It is considered that the appeal site is neither contiguous to a zoning in which the development is permitted nor has the applicant provided sufficient demonstration of a need to locate in a rural environment because of the nature of the care required. In this regard, the proposed development would represent a material contravention of the land use zoning of the appeal site.
2. Objective PM48 of the Fingal Development Plan 2017-2023 'require that residential care homes, retirement homes, nursing homes, retirement villages

and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established'. The proposed development is located in rural area remote from an established settlement with the applicant failing to provide sufficient justification and demonstration of the need to locate in such a rural environment. The proposal is, therefore, contrary to Objective PM48 and would be contrary to the proper planning and sustainable development of the area.

**Board Member**



Dave Walsh

**Date:** 25/03/2022