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Bord  
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**Board Direction**  
**BD-018016-24**  
**ABP-320124-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2024.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The proposed medical centre/health clinic use is not listed in Table 13.1.16 of the Dun Laoghaire Rathdown Development Plan 2022-2028 as being 'permitted in principle' or 'open to consideration' on lands with zoning objective LIW 'To improve and provide for low density warehousing uses'. The proposed change of use would therefore materially contravene the LIW zoning objective and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted several non-conforming uses within the zone (including Health Centres/Healthcare Facilities) that were approved before the Sandyford Urban Framework Plan was adopted, but then had specific regard for Section 13.1.5 of the County Development Plan, which states that 'Uses which are not indicated as 'Permitted in Principle' or 'Open for Consideration' will not be permitted', and although other uses not specifically mentioned throughout the Use Tables may be considered on a case-by-case basis, Health Centres/Healthcare facilities are specifically mentioned and thus not permitted.

**Board Member**

  
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Declan Moore

**Date:** 30/10/2024