



An  
Bord  
Pleanála

**Board Direction**  
**BD-019638-25**  
**ABP-320278-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/05/2025.

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

### **Reasons and Considerations**

Having regard to the location of the application site in an area zoned Z15 'Community and Social Infrastructure', in the Dublin City Development Plan, 2022 to 2028, where *assisted living/retirement home* are identified as uses which are 'permitted in principle' and having regard to the permitted independent living units on the subject site (as permitted under planning reg. ref. 4456/19 [ABP Ref. no. ABP-308078-20]) and the established integrated health care and residential care facility uses of the adjacent lands and the design, scale and height of the proposed development, it is considered that the proposed development would not detract from the visual or residential amenities of the area and would otherwise accord with the provisions of the Dublin City Development Plan and the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 1<sup>st</sup> day of May 2024 and 7<sup>th</sup> day of June 2024 except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission reg. ref. no. 4456/19 (Appeal Ref. no. ABP-308078-20) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The independent living units within the block shall not be sublet or used for short-term letting or sold individually without a prior grant of planning permission.

**Reason:** In the interest of clarity, consistency the development objectives for the site location and the interests of the proper planning and sustainable development of the area.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or



on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
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Tom Rabbette

**Date:** 09/05/2025