

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0171

An Bord Pleanála Reference Number: PL 06S.246197

APPEAL by Mick Bennett care of AKM of Unit 9, Trinity Court, Fonthill Business Park, Dublin against the decision made on the 27th day of January, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Detached two-storey nursing home comprising 36 number ensuite bedrooms at ground floor and 58 number ensuite bedrooms at first floor. Other rooms/areas include: reception, staff water closets, living areas/day rooms, dining areas, landscaped courtyard, kitchen, administrative/office areas, visitor water closets, laundry, sluice, sunroom, nurses stations, stores, treatment, oratory and smoking area. 20 number bicycle parking spaces and 25 number car parking spaces. New entrance and access road, footpaths, lighting and all associated site development and landscaping works. Total floor area is 4,418 square metres. All at Commons Little, Aylmer Road, Newcastle, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the zoning of the site as 'RU', the objective of which is 'to protect and improve rural amenity and to provide for the development of agriculture' in the South Dublin County Development Plan 2016 - 2022, it is considered that the proposed development, which represents a use type which is listed as 'not permitted', would be contrary to this zoning and would, thereby, materially contravene an objective indicated in the South Dublin County Development Plan 2016 – 2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.