



An
Bord
Pleanála

Board Order
PL 06S.248645

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0088

Appeal by Pieta House C.P.S.O.S. Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 10th day of May, 2017 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Change of use of part of the existing Youthreach premises from education to uses for the provision of medical and/or health services. The development will include internal modifications and external changes including to elevations including signage at part of an original factory premises currently operated by Youthreach as part of a youth training centre (educational purposes) at Tallaght Business Centre, Whitestown Road, Tallaght, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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 existing permission for education use for the site and the small scale of the proposed change of use, it is considered that the proposed development would not contravene the zoning designation of the area. It is considered that, notwithstanding its location in an industrial estate, the proposed use is complementary with the existing permitted educational use of the building and is within reasonable walking distance from Tallaght Town Centre and Tallaght Hospital and public transport and as such is in accordance with the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 and with policy C11 of the current development plan for the area with regard to community and healthcare facilities. The Board is satisfied that the facility is in accordance with national policy for the provision of such services for the vulnerable and that the site is suitable for such a use. With regard to Section 37(2)(b) of the Planning and Development Act, 2000, as amended, the Board has decided that due to national policy with regard to the prevention of suicide; and the past planning history of the site with particular regard to its permitted use for education, it is appropriate to grant permission notwithstanding the zoning and planning objectives. The proposed development would therefore, subject to compliance with the condition set out below, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

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

Dated this day of 2017