



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0039

APPEAL by Saggart Developments Limited care of J. G. Consulting of Corrymeela, Church Road, Malahide, County Dublin against the decision made on the 1st day of April, 2019 by South Dublin County Council to refuse permission.

Proposed Development: 1,962.9 square metres extension to existing Nursing Home which consists of new 1,292.7 square metres, two-storey 36 bedroom extension above new 503.5 square metres basement level staff areas and storage adjoining existing building to the west; new 64.3 square metres single-storey, two bedroom extension to south-west wing of existing; new 102.4 square metres two-storey extension of existing dining areas to the north; new garden lawns and walkway with hard landscaped areas to north-west of site; new 12 car parking spaces to existing car park east of site and extension of existing access road westwards towards new development with all associated site works at Millbrook Manor Nursing Home, Slade Road, Saggart, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

The site is located in an area zoned objective Rural and Agricultural (RU) in the current development plan for the area, wherein nursing home use is not permissible. The Board considers that the significant intensification of such use on the site would contravene materially the development objective for land zoned Rural and Agricultural (RU) as set out in the South Dublin County Council Development Plan 2016-2022 and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: Having regard to the location of the site relative to the Camac River, and the flood zone extent identified for this river, the Board is not satisfied, on the basis of the information lodged with the planning application, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. However, having regard to the substantive reason for refusal set out above, the Board decided not to issue a Section 132 notice to the applicant seeking additional information on this issue.

Maria FitzGerald

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

Dated this day of 2019