

An
Bord
Pleanála

Board Order
ABP-320124-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0267/WEB

APPEAL by Paul Scannell care of Manahan Planners Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the by Dun Laoghaire Rathdown County Council to refuse a permission.

Proposed Development: A change of use of from office accommodation to medical centre/health clinic, of second floor Unit 206, Q House Sandyford, 76 Furze Road, Sandyford Industrial Estate, Dublin.


Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

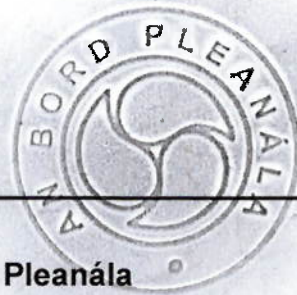
Reasons and Considerations

The proposed medical centre/health clinic use is not listed in Table 13.1.16 of the Dún 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.


Declan Moore

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



Dated this 5th day of November 2024.