

An Bord Pleanála



Board Direction

Ref: PL06F.245535

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th February 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Permission has been granted for 522 residential units within the Robswall development, in particular under An Bord Pleanála appeal reference number PL06F.123998 (planning authority register reference number F00A/1009), Condition 19 of which required appropriate childcare facilities to be provided, following which a crèche was permitted on the subject site under planning authority register reference number F08A/0324. Having regard to the scale of the overall permitted residential development at Robswall, and to the pattern of childcare provision in the area, it is considered that the proposed development would be contrary to the requirements of the "Childcare Facilities – Guidelines for Planning Authorities" issued by the Department of Environment and Local Government (2001) in relation to the provision of childcare facilities for new housing areas, and would similarly be contrary to Objective CI13 and Objective CI16 of the planning authority, as set out in the Fingal County Development Plan 2011-2017, both by itself and by the precedent it would set for the development of significant areas of new residential development without adequate provision for childcare facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____ Date: 5th February 2016
Fionna O' Regan