



An
Bord
Pleanála

Board Direction
PL04.248282

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd August 2017.

The Board decided to refuse permission, by a 2:1 majority, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the proposed development off an existing access road serving a housing estate, it is considered that the intensification of traffic use which would be involved in the change of use to a pre-school facility together with the hours of operation of such a facility, would lead to increased levels of noise to existing residents, would lead to unacceptable levels of traffic through a residential area and would seriously injure the residential amenity of nearby residents. The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.
2. Furthermore, it is considered that the development is premature pending the realisation of the proposed upgrade to the existing laneway to the southwest of the application site.

Board Member

Date:

Eugene Nixon