



An  
Bord  
Pleanála

**Board Direction**  
**PL 29N.248399**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 25<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the existing pattern of development in the vicinity and the size, scale, nature and configuration of the proposed development on a terrace site, with access through the house, it is considered that the proposed development would constitute a haphazard form of development at variance with the predominant pattern of development in the area and the childcare facility would become an overly-dominant use of the overall site.. Therefore, the proposed development would be contrary to the provisions of Section 16.18 of the Dublin City Development Plan 2016-2022, would seriously injure the amenities of the area and of property in the vicinity and would set an undesirable precedent for further such developments in the area. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the scale of the facility, located along a narrow residential road, in an area experiencing significant demand for on-street parking and with limited capacity to absorb any overspill parking from the proposed childcare facility, and the failure to provide safe and convenient arrangements for dropping off and collecting of children, would result in serious traffic congestion and hazard and thus would detract from the residential amenity of the area. The proposed development is therefore considered to be contrary to the zoning objectives and development standards of the Dublin City Development Plan 2016 - 2022, would seriously injure the amenities of the area and property in the vicinity and, therefore, would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 25.09.17

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Paul Hyde