



An  
Bord  
Pleanála

**Board Direction**  
**PL 29N.248462**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18<sup>th</sup> August 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 restricted semi-detached site and use of the rear garden as an external play area, it is considered that the proposed childcare facility would become an overly-dominant use of the overall site and would result in noise nuisance to adjoining and neighbouring properties. Therefore, the proposed development would be contrary to the provisions of Dublin City Development Plan 2016-2022, would seriously injure the amenities of the area and of property in the vicinity. It is therefore considered that the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the information provided demonstrated that the residential amenity of the proposed first floor dwelling would be of sufficient standard for future habitation.

**Board Member**

**Date:**

\_\_\_\_\_  
Eugene Nixon