



An  
Bord  
Pleanála

**Board Direction**  
**PL06F.248765**

The submissions on this file and the Inspector's report were considered at a Board meeting held on October 31<sup>st</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**

The site is zoned Residential (RS) in the Fingal County Development Plan 2017-2023, with an objective to 'provide for residential development and protect and improve residential amenity'. The Fingal County Development Plan (Objective PM74, DMS94 and DMS95) supports the provision of childcare facilities in existing residential areas subject to considerations that include the suitability of the site for the type and size of facility proposed, the adequacy of drop off and collection points for customers and staff, and the impact on amenities of adjoining properties. It is considered that noise and disturbance associated with a development of the scale proposed would detract from the residential amenities of adjacent properties, due to the limited separation from adjacent dwellings. Furthermore, the site is located on a busy road and in the absence of adequate set-down facilities for the drop off and collection of customers and staff, the development would endanger public safety by reason of traffic hazard. It is considered, therefore, that the proposed childcare facility would not accord with the overall zoning objective for the area and the relevant policies set out in the Fingal County Development Plan 2017-2023 and that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 31<sup>st</sup> October 2017

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Philip Jones