



An  
Bord  
Pleanála

**Board Direction**  
**PL08.249011**

---

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 29<sup>th</sup> 2018.

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

### **Reasons and Considerations**

1. The site of the proposed development is located in an area subject to the zoning objective 'Existing Residential' in the current Killarney Town Development Plan and where the objective is to provide for and improve residential amenities. While the zoning objective also allows for the provision of childcare facilities, it is considered that the proposed development of such a large scale facility, catering for up to 66 children each session, over two sessions per day, would seriously injure the amenities of residential property in the vicinity by reason of excessive noise disturbance, on-street parking and traffic generation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the subject site on the heavily trafficked (both vehicular and pedestrian) Countess Road, immediately adjacent the Countess Road/Rookery Road junction, and the significant deficiency in the provision of car parking, it is considered that the proposed development would generate conflicting traffic movements and on-street parking and thereby endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The retention of the increased number of children within the existing facility at “Bradgate”, and the retention of the revised hours of operation of this facility, would contravene materially conditions 1 and 2 of planning permission register reference PP93/2467 (An Bord Pleanála reference number PL63.091650), and the continued use of the original “Bradgate” house as a crèche/Montessori childcare facility is inconsistent with the use authorised by that permission. Based on the documentation submitted with the application and appeal, it is considered that the development for which retention is sought endangers public safety by reason of traffic hazard due to the traffic movements and car parking in the vicinity on street and on neighbouring footpaths, that is associated with the operation of this facility in excess of the limits and extent set out in planning permission register reference PP93/2467 (An Bord Pleanála reference number PL63.091650). The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 29<sup>th</sup> January 2018

---

Philip Jones