



An  
Bord  
Pleanála

**Board Direction**  
**BD-000516-18**  
**ABP-300607-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2018.

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

### **Reasons and Considerations**

Permission was previously granted on lands containing the appeal site for 148 no. residential units and a crèche facility. The crèche facility was to be provided as part of the social infrastructure on the basis of the residential scheme including more than the 75-dwelling threshold, as set out under the provisions of the Childcare Facilities, Guidelines for Planning Authorities, June 2001. The development of the crèche facility is supported by Objectives PM74, PM75 and PM76 of the current Fingal Development Plan, Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009) and Circular Letter PL3/2016 (March 2016) regarding Childcare Facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016 – Implementation of the Childcare Facility Guidelines for Planning Authorities 2001). The proposed development would result in an absence of a planned crèche facility to serve the new residential development. This would result in a poorly-integrated new residential community, which would not be supported by local or national policy and accordingly would be contrary to proper planning and development for the area.

**Board Member**

**Date:** 19/06/2018

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Paul Hyde