



An
Bord
Pleanála

Board Direction
BD-002606-19
ABP-302058-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 15th 2019.

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

Reasons and Considerations

Having regard to the planning history of the site, it is considered that the proposed development would contravene materially specific conditions attached to an existing planning permission, that is, conditions 2 and 18 of planning permission register reference number AA/141073, which require the subject site area be used for active public open space and to be kept free of any development, in the interests of the proper planning and development of the area and in order to ensure the proper development of the public open space areas, and their continued use for this purpose. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: In reaching its decision, the Board considered that the applicant had failed to provide a convincing rationale for the relocation of the crèche from the approved location, particularly since the approved location would allow for greater potential,

than the current proposed location, for a crèche to serve areas other than the specific “Churchfields” estate, including residential areas to the east, thereby facilitating more sustainable use of childcare facilities and a longer-term viability for the maintenance of such a use into the future. Furthermore, the Board was not satisfied that the remaining open space area proposed beside the proposed crèche would be of sufficient scale and layout so as to provide the function of active public open space that had been envisaged in the previous planning permissions for this residential estate.

[Please issue a copy of this Direction to the parties with the Board Order.]

Board Member

Date: 15th March 2019

Philip Jones