



An  
Bord  
Pleanála

**Board Direction**  
**BD-001921-18**  
**ABP-302781-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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

### **Reasons and Considerations**

1. Having regard to the zoning objective for the site, i.e. Z1 – 'to protect, provide and improve residential amenities', it is considered that the siting, scale and massing of the existing apartment blocks in relation to the proposed development will be overbearing to its outlook and also in tandem with the adjoining concourse levels, will generate an undue level of observation over the subject scheme, thus providing for a limited level of residential amenity for future occupants of the development. The proposed development would, therefore, be contrary to the provisions of the Development Plan Section 16.10 and to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the current Dublin City Development Plan and to the provisions of the Planning Guidelines on Childcare Facilities issued by the Department of the Environment and Local Government in June 2001, it is considered that the change of use of the crèche unit to residential units in a residential complex substantially in excess of 75 units would result in the loss of residential amenity to the existing and future residents of the residential complex and to the vicinity. The proposed development would also set an undesirable precedent for other similar developments. The proposed development would seriously injure the amenities of the apartment complex and of the vicinity, would be contrary to the Development Plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/12/2018

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Paul Hyde