



An
Bord
Pleanála

Board Direction
BD-003619-19
ABP-303524-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/07/2019.

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

Reasons and Considerations

The application site is located within a 'Z2' area the zoning objective of which is to protect and / or improve the amenities of 'residential conservation area'. Dublin City Development Plan 2016-2022 policy for 'Childcare Facilities' states in Appendix 13.1 that within existing residential areas, detached houses / sites or substantial semi-detached properties with space for off-street parking and / or suitable drop-off and collection points for customers, and also space for an outdoor play area will generally be permitted, provided the premises remains primarily residential and traffic and access arrangements do not interfere with general residential amenity.

The expansion in floor area of the 'childcare facility' and the increase in numbers of children attending the 'childcare facility' to 22no. total in sessional care, results in the building no longer being a suitable domestic residential unit, as well as generating increased noise, pedestrian and vehicle traffic, and general dis-amenity over and above that experienced as a result of the previously permitted 12 no. childcare places (ref.3627/09). The existing 2-storey dwelling house, of modest floor area and at the northern end unit of a 2-storey terrace, is not suited to the scale of the 22 no. child, childcare facility

proposed for retention. Therefore, it is considered that the development for which retention is sought, would seriously injure the residential amenities of adjoining properties and would be contrary to the Dublin City Development Plan 2016-2022, in particular the 'Z2' Zoning Objective and Appendix 13.

Furthermore, it is considered that the development for which retention is sought would endanger public safety by reason of traffic hazard having regard to the vehicular traffic likely to be generated by the subject development, especially to vulnerable road users, such as cyclists and pedestrians, given the complete absence of off-street car parking facilities on the subject site. The development for which retention is sought would, therefore, be contrary the proper planning and sustainable development of the area.

Board Member

Date: 24/07/2019

Terry Ó Niadh