



An
Bord
Pleanála

Board Direction
BD-004502-19
ABP-304526-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the Z1 Sustainable Residential Neighbourhoods zoning objective for the area and to the Guidelines for Childcare Facilities set out in Appendix 13 of the Dublin City Development Plan 2016-2022, the Board considered the proposed site is unsuitable for a childcare facility for the following reasons:
 - a) There is inadequate off-street parking and inadequate suitable drop-off and collection points for customers and in the context of the existing significant traffic congestion at school times which was acknowledged by all parties, the Board considered that the proposed development of a childcare facility at this location would endanger public safety by reason of pedestrian and traffic hazard.
 - b) The proposed house which is a modest constrained semi-detached property is unsatisfactory in terms of the adequacy of the outdoor play area and the overall proximity of the childcare facility to the adjacent dwelling. The Board noted in this context that the proposed childcare facility did not include a residential element and considered that the proposed development would significantly detract from the residential

amenities of the adjacent property and properties in the vicinity.

The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed site for the childcare facility was too constrained to provide adequate on-site parking and suitable dropping off/collection areas for customers and considered that in the absence of these provisions the proposed development would exacerbate the existing significant traffic congestion in the area at school times. Furthermore, the Board noted the modest semi-detached nature of the proposed house and site and did not consider that the proposed childcare facility, which did not include any residential element, would provide adequate separation from the adjacent dwelling without negatively impacting on their residential amenity. The Board considered that the proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/11/2019

Maria FitzGerald