



An
Bord
Pleanála

Board Direction
BD-005624-20
ABP-306054-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2020.

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

Reasons and Considerations

Having regard to the planning history of the site and the pattern of development in Kinsale, it is considered that the proposed change of use, notwithstanding the information presented in relation to the availability of childcare facilities in Kinsale, would contravene with Policy Objective HCSR4 of the Kinsale Town Plan 2009 and with Childcare Facilities – Guidelines for Planning Authorities issued by the Government of Ireland in 2001 which requires one childcare facility accommodating 20 children for approximately 75 dwellings. As such, the proposed development would 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 did not agree that the demand generated by the occupied dwellings is already being met within the Kinsale area or that the proposed change of use would not contravene Policy Objective HCSR4 of the Kinsale Town Plan 2009.

Board Member

Date: 22/04/2020

Terry Prendergast