



An  
Bord  
Pleanála

**Board Direction**  
**BD-005885-20**  
**ABP-306268-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/06/2020.

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

### **Reasons and Considerations**

1. The proposed development which provides for four new dwelling houses would encroach upon an area of land dedicated for the provision of future childcare facilities associated with the residential development of Knightsgate that at this location contains 129 with limited availability of childcare facilities and spaces within easy reach of it. It is therefore considered that the proposed development would result in an unsustainable and poorly integrated residential area which would in turn fail to accord with the relevant Objectives of the Fingal Development Plan, 2017 to 2023, which require the provision of such facilities in the interests of proper planning and sustainable development of the area. The proposed development would also be contrary to the Childcare Facilities: Guidelines for Planning Authorities, 2001, and Circular Letter PL 3/2016, and would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 04/06/2020

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Maria FitzGerald