



An  
Bord  
Pleanála

**Board Direction**  
**BD-005540-20**  
**ABP-306485-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/03/2020.

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

### **Reasons and Considerations**

Permission was previously granted on lands containing the appeal site for 96 no. residential units and a crèche facility. The crèche facility was to be provided as part of the social infrastructure on the basis of the residential scheme including more than the 75-dwelling threshold, as set out under the provisions of the Childcare Facilities, Guidelines for Planning Authorities, June 2001. Having regard to the relevant provisions of the Kildare County Development Plan 2017-2023 to facilitate and encourage the provision of childcare facilities, and to Circular Letter PL3/2016 (March 2016) regarding Childcare Facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016 – Implementation of the Childcare Facility Guidelines for Planning Authorities 2001), it is considered that the proposed change of use from creche to a dwelling, would result in an absence of a planned crèche facility to serve the new residential development. This would result in a poorly integrated new residential community, which would not be supported by local or national policy and accordingly would be contrary to proper planning and development for the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered the documentation submitted with the application and appeal and determined that this information did not provide compelling or authoritative confirmation of available spare capacity in current childcare provision within the wider area, such that a change of use in this instance could be supported.

**Board Member**

**Date:** 27/03/2020

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Chris McGarry