



An
Bord
Pleanála

Board Direction
BD-006083-20
ABP-306606-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/07/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Fingal Development Plan 2017-2023, in particular Section 3.6 Childcare Facilities, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would constitute an acceptable childcare facility in this residential location, would be of an appropriate scale and intensity, would not result in unacceptable levels of noise, would not seriously injure the residential amenities of the area, would be subordinate to the use of the dwelling as a main residence, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board concurred with the Inspector that adequate residential accommodation is provided at first and second floor level, and considered that the scale of operation and intensity of the childcare facility proposed for retention was subordinate to the main dwelling, would not be seriously injurious to residential amenities and would not result in unacceptable levels of noise. The Board also considered that the provision of childcare facilities was appropriate in this residential area. It is also considered that the turning head, provided under the parent planning permission for the overall

estate development, and the cul-de-sacs to either side of the subject site, allowed suitable drop-off and collection points and would not create a traffic hazard.

Conditions

1. PlansPartics
2. The retention of the Montessori school on the ground floor of the main building shall be limited to a maximum of 16 children at any one time.

Reason: In the interests of clarity

3. The part of the house used as a Montessori school shall not be separated from the main house. In particular, it shall not be sold or let independently of the main house and, when no longer required for use as a Montessori school, use of that part shall revert to use as part of the main house.

Reason: In the interest of residential amenity.

4. This grant of permission for the retention of the Montessori school does not apply to the shed structures in the rear garden for which there is no consent for the use of these sheds as part of the Montessori school.

Reason: In the interests of clarity

5. S.48 Unspec.

Board Member

Date: 14/07/2020

Stephen Bohan