



An
Bord
Pleanála

Board Direction
BD-006096-20
ABP-306789-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2020.

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 nature of the application, the zoning of the site, the provisions of the Fingal Development Plan 2017-2023, the planning history, the established and permitted playschool use on the site and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed modest increase in numbers of children attending the playschool would not seriously injure the residential amenities of the area or property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would comply with Objectives ED108 and DMS94 of the development plan. 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 had regard to the established and permitted playschool use on the site and considered that the proposed modest increase in numbers of children attending the playschool would not seriously injure the residential amenities of the area or property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would comply with Objectives ED108 and DMS94 of the development plan.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The part of the house used as a playschool shall not be separated from the main house and shall be operated by the resident of the dwelling. In particular, it shall not be sold or let independently of the main house and, when no longer required for use as a playschool, use of that part shall revert to use as part of the main house.

Reason: In the interest of residential amenity.

3. The proposed childcare facility shall not operate outside the period of 08.45 to 12.15 hours and 13.00 to 16.30 hours Monday to Friday inclusive except public holidays.

Reason: In the interest of residential amenity.

4. The number of children to be accommodated within the premises shall not exceed 18 per session. A register of attendance of the Childcare facility shall be maintained by the provider which shall be available for inspection at the request of the planning authority.

Reason: To limit the development in the interest of residential amenity.

5. No set-down parking or visitor parking shall be facilitated within the curtilage of the site. All parking within the curtilage shall be restricted to staff car parking and parking for the existing residential use only.

Reason: In the interest of traffic safety.

Board Member

Date: 15/07/2020

John Connolly