

An
Bord
Pleanála

Board Direction
BD-008803-21
ABP-309763-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/07/2021.

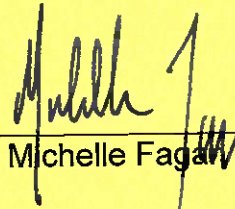
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Permission was previously granted on lands containing the appeal site for 207 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' issued by the Department of the Environment and Local Government in June 2001. Having regard to the relevant provisions of the Dún Laoghaire Rathdown County Development Plan, 2016-2022 with respect to childcare provision, the scale and unit mix of the existing residential development, the existing geographical distribution and capacity of childcare facilities, the emerging demographic profile of the area, 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 there was insufficient evidence provided to justify the proposed change of use from a crèche to community rooms, and would result in the absence of a planned crèche facility to serve the residential development. This would result in a poorly integrated residential community, which would not be

supported by local or national policy and would, therefore, be contrary to proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 27/07/2021