

**An  
Bord  
Pleanála**

**Board Direction  
BD-013832-23  
ABP-311795-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/09/2023.


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 would contravene conditions attached to previous permissions for development, namely Condition No. 2(d) of the planning permission granted by the Board on the 21st day of December 2009 under Reference PL13.234306, and of the terms of Condition No. 4 of the planning permission granted by the planning authority on the 28th day of September 2017 under Reg. Ref. 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Objective SCS1 O14 of the Limerick Development Plan 2022 – 2028 refers to Childcare Facilities and states that it is an objective of the Council to: (a) Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities. In the absence of information in relation to the existing demand for childcare facilities in the area and the existing provision of childcare facilities in the area, in addition to the planning authority's reference to the lack of childcare facilities in the immediate vicinity, the Board is not satisfied that the applicant has demonstrated an adequate case to warrant the

proposed omission of the conditioned creche. Accordingly, the proposed development would be contrary to Objective SCS1 O14 of the Limerick Development Plan 2022 – 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



**Date:** 21/09/2023

Una Crosse