



An
Bord
Pleanála

Board Direction
BD-010667-22
ABP-312402-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2022.

The Board, by a majority of 2:1, decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

1.0 Reasons and Considerations

Having regard to the nature and scale of the current purpose built creche, the location within a residential area and the design and layout of the proposed development, it is considered that the nature and scale of the proposed development, including the intensification of use, would be acceptable within the overall context of the site. The orientation of the dwellings around the site is such that the proposed development does not result in a negative impact on the existing character of the area. In addition, it is considered that having regard to the retention of the existing parking layout and set down area, the proposed development would not cause any traffic hazard or negative impact on the pedestrian movement past the site. The proposed development would be in accordance with the policies and objectives of the Fingal Development Plan 2017-2023, in particular Objective DMS94, and the proper planning and sustainable development of the area.

2.0 Conditions

- | | |
|----|--|
| 1. | The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may |
|----|--|

| | |
|----|--|
| | <p>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 in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity</p> |
| 2. | <p>The proposed development shall be amended as follows:</p> <p>(a) The car park layout and footpath shall remain as the existing layout (Drwg no 02 A).</p> <p>(b) The proposed hours of operation shall be between the hours of 07.30am and 07.00pm, Monday to Friday excluding Bank Holidays.</p> <p>Reason: In the interests of and residential amenity and to prevent any traffic hazard.</p> |
| 3. | <p>Prior to the opening of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and car-pooling by staff employed in the development and to reduce and regulate the extent of staff parking to that permitted on site. The mobility strategy shall be prepared and implemented by the operator of the creche. Details to be agreed with the planning authority shall include the provision of centralised facilities within the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.</p> <p>Reason: In the interest of encouraging the use of sustainable modes of transport.</p> |
| 4. | <p>Prior to the commencement of development, the developer shall enter into a water connection agreement with Irish Water.</p> <p>Reason: In the interest of public health.</p> |

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member



Terry Ó Niadh

Date: 10/05/2022

