

An  
Bord  
Pleanála

**Board Direction**  
**BD-014601-23**  
**ABP-314236-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2023.

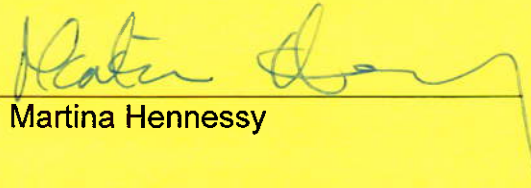
The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to Objective 3.21 of the Cork City Development Plan 2022 – 2028, which supports the provision and expansion of high quality childcare facilities throughout the city, in addition to national policy on Childcare Facilities, as set out in the Guidelines for Planning Authorities issued by the Department of the Environment & Local Government in June 2001, the Board considered the proposed development would be detrimental to the amenities of future residents and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the provision of a creche within the proposed development would involve consideration of a range of different planning matters, including overall layout, access, traffic and parking arrangements, provision of adequate play space, provision of staff facilities, and impacts on residential amenity of adjacent properties. The Board, therefore, took the view that addressing the provision of a creche by way of condition would not be appropriate and the proposed development warrants refusal.

**Board Member**

  
Martina Hennessy

**Date:** 16/11/2023