

**An
Bord
Pleanála**

**Board Direction
BD-015651-24
ABP-317202-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

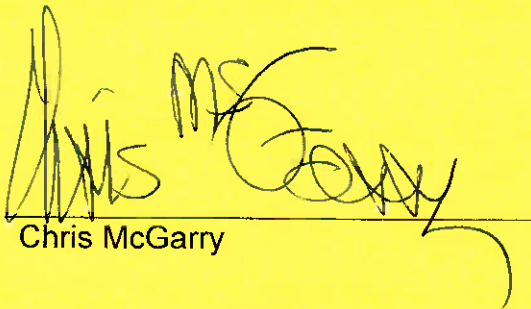
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the relevant provisions of the Meath Development Plan 2021-2027 including Policy SOC POL 5 (requiring appropriate provision of, inter alia, childcare facilities in existing developments), Policy SOC POL 20 (promote, facilitate the provision of quality affordable childcare facilities) and Policy SOCPOL 21 (to support the provision of childcare facilities, inter alia, within new and existing residential development), the provisions of Childcare Facilities Guidelines for Planning Authorities (2001), the scale of residential development in the immediate environs and the planning history of the site, it is considered that insufficient evidence has been put forward in the application and appeal documentation, to support the provision of housing on this site which previously was the subject of a permitted creche facility (Planning Authority Reg. Ref DA/40414). The Board is of the view that the documentation submitted with the application which does not include a sufficient analysis of the demand for childcare within the established adjoining residential estate, or the wider area, and does not include a sufficient analysis of the capacity of existing childcare facilities within the wider Ashbourne Area. As such, the proposal would be contrary to above mentioned Guidelines and would be contrary to the relevant provisions of the Meath County Development Plan 2021-2027.

The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Chris McGarry

Date: 01/03/2024