



An
Bord
Pleanála

Board Direction
BD-017851-24
ABP-319624-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/10/2024.

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 planning history of the site and to the pattern of development in Citywest in particular residential development, it is considered that the proposed change of use, notwithstanding the information submitted in relation to the availability of community and childcare facilities in the area would contravene Policy COS2: Social/Community Infrastructure specifically Objective 1 and Objective 3, and Policy COS7: Childcare Facilities specifically COS7 Objective 2 of the South Dublin County Development Plan 2022-2028, and would also fail to comply with the Childcare Facilities - Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2001 which requires one childcare facility accommodating 20 children for approximately 75 dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Calleary
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Date: 14/10/2024