



An
Coimisiún
Pleanála

Direction
CD-020405-25
ABP-320033-24

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Reasons and Considerations

1. Having regard to the nature and scale of the proposed childcare facility, to the limited size of the site and rear garden, to the inadequate dropping-off or collecting facilities and to the dual function of the shared delivery and storage yard at the north-eastern part of the site through which access is gained to both the commercial units and the childcare facility, the proposed development would result in an unsatisfactory standard of development which would be unsuitable for a childcare facility and would detract from the residential amenities of the area. The proposed development would not therefore comply with the national policy on Childcare provision as set out in the Guidelines for Planning Authorities (2001) or with policy QHSN55 of the Dublin City Development Plan 2022-2028 which seeks to *"To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth."*, and would seriously injure the

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

2. Having regard to the location of the site at the entrance to a residential cul-de-sac, immediately adjoining a busy neighbourhood centre which has limited existing parking and loading facilities and experiences local traffic congestion, and to the inadequate provision for access and dropping off/collecting facilities within the site, the proposed development would fail to provide for safe and secure access to the childcare facility, would lead to on-street parking generated by the proposed development in the vicinity of the site and to additional turning movements and conflicting vehicular and pedestrian traffic movements and would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Planning

Commissioner:


Stephen Bohan

Date: 05/08/2025