

An
Bord
Pleanála

Board Direction
BD-018299-24
ABP-320206-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/11/2024.

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

Reasons and Considerations

Having regard to the location and character of the site and surrounding area in a serviced urban area together with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 including Policy Objective PHP 6 and the 'A' zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development would be acceptable and would not seriously injure the visual or residential amenity of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The childcare facility shall only operate between the hours of 0730 to 1800 Monday to Friday only.

Reason: In the interest of residential amenity.

3. Should the use of the crèche be discontinued, the entire property shall revert to residential use.

Reason: In the interest of residential amenity.

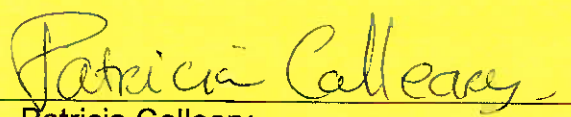
4. Prior to the commencement of development, the Applicant shall submit for the written agreement of the planning authority, plans and particulars to reduce noise arising from the outdoor play area. This shall include staggering outdoor play sessions and limiting the number of service users in the outdoor play area at any one time.

Reason: In the interest of residential amenity.

5. All foul sewage and soiled water shall be discharged to the public foul sewer.

Reason: In the interest of public health.

Board Member


Patricia Calleary

Date: 26/11/2024