

Board Direction
BD-019744-25
ABP-321729-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2025.

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

Reasons and Considerations

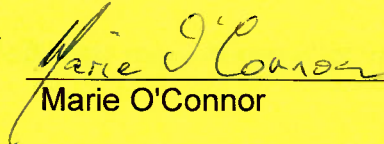
The proposed development, by reason of the loss of the existing dedicated outdoor play space and the reliance on a narrow, constrained strip of land (approx. 2.5 metres wide) as replacement outdoor play space, would fail to provide adequate and high-quality outdoor play space for children. This would seriously impact the functionality and quality of the childcare facility, contrary to objective DMSO79 of the Fingal Development Plan 2023 – 2029 and the Childcare Facilities Guidelines for Planning Authorities (2001) which requires applications for childcare facilities to have regard to the suitability of the site for the type and size of facility proposed and have adequate and usable outdoor play space and be of suitably high quality.

Furthermore, the introduction of an additional structure within the limited rear curtilage would result in a cramped and overdeveloped layout. Therefore, the proposed development would set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

Note:

The Board considered that due to the substantive reason for refusal it was not necessary to further pursue the bicycle parking requirements.

Board Member


Marie O'Connor

Date: 22/05/2025