

An
Coimisiún
Pleanála

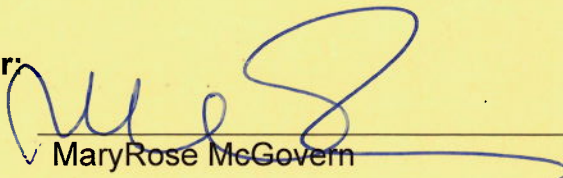
Direction
CD-021103-25
ABP-321736-25

The submissions on this file and the Inspector's report were considered at meetings held on 14/05/2025, 10/09/2025 and 29/10/2025.

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

Planning

Commissioner:


Mary Rose McGovern

Date: 04/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to Section 40(2)(a)(iv) of the Planning and Development Act 2000, as amended, and the development previously permitted on the subject site, including the requirements of conditions no. 1 and no. 2 under ABP-303680-25 (PA Reg Ref 18/1615), it is considered that to permit the proposed development on part of a site which was designated to provide for a crèche facility, ancillary or incidental to the development of residential units, and which said crèche facility was not constructed, would contravene a condition of permission relating to the now expired permission and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission was not satisfied, on the basis of the information supplied by the applicant, that it has been demonstrated that the omission of the crèche facility, ancillary or incidental to the development of residential units, previously permitted on the subject site, under ABP-303680-25 (PA Reg Ref 18/1615), has been justified, having regard to the demand for childcare services within the area.