

An
Coimisiún
Pleanála

Direction
CD-021835-26
ACP-323748-25

The submissions on this file and the Inspector's report were considered at a meeting held on 28/01/2026.

The Commission decided to make a split decision, to

- (1) grant permission (subject to conditions) for modifications to the roof profile of Unit Nos. 006,010, 011, 015, 016 and 020.

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

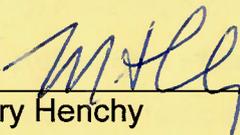
- (2) refuse permission for (i) the omission of condition nos. 4 and 5 to facilitate the construction of 2 no. two storey three-bedroom houses in lieu of childcare facilities (iii) all associated site and development work above and below ground

for the reasons and considerations marked (2) under.

Planning

Commissioner:

Date: 28/01/2026



Mary Henchy

DRAFT WORDING FOR ORDER

Reasons and Considerations (1)

The proposed alterations to the roof profile are minor in nature and would not detract from the design of the dwellings or the amenity of the adjoining property. The proposed development therefore accords with the proper planning and sustainable development of the area.

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission including condition 4 and 5 (Register Reference F24A/0644E). This permission shall expire on the same date as the parent permission.</p> <p>Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).</p>

Reasons and Considerations (2)

- (1) The proposed omission of the previously conditioned childcare facility would result in a shortfall in childcare facilities to serve the new housing area. *The proposed development would therefore contravene the 'RA' zoning objective, which seeks to 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure'; and contravene Objectives CSO6 and CIOSO28 of the Fingal Development Plan 2023-2029.*

In deciding not to accept the Inspector's recommendation to omit condition no. 4 and no. 5 from the parent permission and to facilitate the construction of 2 no. two storey three-bedroom houses in lieu of a childcare facility, the Commission disagreed with the Inspector's assessment that a reduced requirement for childcare places could be justified based on the CSO's Census of Population 2022 Profile – Households, Families and Childcare data on preschool children, as this does not take account of other factors such as unmet demand or affordability.

The Commission shared the opinion of the Planning Authority that additional childcare facilities are required to provide necessary social infrastructure to serve new communities including the houses permitted under the parent permission F24/0644E and that this is in accordance with the zoning objective for this area and Childcare Facilities Guidelines for Planning Authorities 2001, Section 2.4, Appendix 2.