



## Board Direction

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**Ref: 06D.RL.3443**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup>, June 2016.

The Board generally approved of the terms of the draft order, as set out below.

The Board decided that the use of a previous school building as an after school and montessori facility at Adelaide and Lower Eden Road, Glasthule, Co. Dublin is not development.

**WHEREAS** a question has arisen as to whether the use of a previous school building as an afterschool/montessori facility is or is not development or is or is not exempted development at the Apres School Club at the corner of Adelaide and Lower Eden Road, Glasthule, Co. Dublin.

**AND WHEREAS** the said question was referred to An Bord Pleanála by Maria Sweeney on the 14<sup>th</sup> day of December, 2015:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to:

- (a) Sections 2(1) and 3(1) of the Planning and Development Act, 2000, as amended;
- (b) Article 10 of the Planning and Development Regulations 2001, as amended;
- (c) Class 8 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

(d) the planning history of the site and the documentation submitted with the referral.

**AND WHEREAS** An Bord Pleanála has concluded that –

- (a) There is no provision for exemption within any of the Classes as set out in Part 4 of Schedule 2 of the Planning and Development Regulations, 2001 for a change of use from a previous school building to an after school and montessori facility under the exempted development provisions of the Planning and Development Regulations,
- (b) The use of a school building as a Montessori school is a change of use, but in this particular case is not a material change of use, having regard to the characteristics of the site and site layout and to the character of development in the vicinity of the site.
- (c) The change of use, not being material, is not development.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 of the 2000 Act (as amended), hereby decides that the use of a previous school building as an after school and montessori facility at Adelaide and Lower Eden Road, Glasthule, Co. Dublin is not development.

Board Member: \_\_\_\_\_  
Paddy Keogh

Date: 7<sup>th</sup>, June 2016