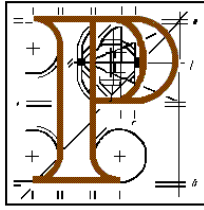


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Fingal County

Planning Register Reference Number: F14A/0373

An Bord Pleanála Reference Number: PL 06F.245535

APPEAL by Hollybrook New Homes Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 31st day of August, 2015 by Fingal County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of six number two-storey three-bedroom houses at The Terrace, on lands south of the parkside road and accessed from the existing road network at Robswall, Malahide, County Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Permission has been granted for 522 residential units within the Robswall development, in particular under An Bord Pleanála appeal reference number PL 06F.123998 (planning authority register reference number F00A/1009), condition number 19 of which required appropriate childcare facilities to be provided, following which a crèche was permitted on the subject site under planning authority register reference number F08A/0324. Having regard to the scale of the overall permitted residential development at Robswall, and to the pattern of childcare provision in the area, it is considered that the proposed development would be contrary to the requirements of the “Childcare Facilities – Guidelines for Planning Authorities” issued by the Department of Environment and Local Government (2001) in relation to the provision of childcare facilities for new housing areas, and would similarly be contrary to Objective CI13 and Objective CI16 of the planning authority, as set out in the Fingal Development Plan 2011-2017, both by itself and by the precedent it would set for the development of significant areas of new residential development without adequate provision for childcare facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.