

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3524/15**

An Bord Pleanála Reference Number: PL 29N.245771

**APPEAL** by Nichola Higgins care of J. McSweeney Architects of 33 Evora Park, Howth, Dublin against the decision made on the 21<sup>st</sup> day of October, 2015 by Dublin City Council to grant subject to conditions a permission to Laima Power care of O'Dwyer and Associates Architects of 8 Townyard House, Townyard Lane, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Change of use from retail to sessional Montessori (88 square metres) at ground floor level and associated changes to elevation, all at 64 Churchwell Drive (corner of Belmayne Avenue), Dublin.

## **DECISION**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions 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**

Having regard to the advice set out in section 2.4 of the Childcare Facilities: Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in June, 2001, the site is considered suitable for the proposed Montessori, to the Z14 zoning objective that applies to the area and the provisions of Appendix 20 of the Dublin City Development Plan 2011-2017, together with its proximity to a large and expanding residential population and to open space. The access and parking available at the site are adequate and the proposed development would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **CONDITIONS**

1. 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.

**Reason:** In the interest of clarity.

2. The use of the outdoor play area shall not commence before 10:00 hours and shall not exceed one hour per day.

**Reason:** In the interests of orderly development and visual amenity.

3. Details of all external signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of the amenities of the area and of visual amenity.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

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

**Dated this            day of            2016.**