



An
Bord
Pleanála

Board Order

PL 06F.248765

Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: F17A/0195

Appeal by Martine McConnell care of EM Hogan and Associates of 4 Hanlon's Lane, Malahide, County Dublin against the decision made on the 30th day of May, 2017 by Fingal County Council to refuse permission.

Proposed Development: Construction of a single storey extension to the rear of an established approved pre-school, the proposed development is located to the rear of number 68 Cian Lea, Swords, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

The site is zoned Residential (RS) in the Fingal County Development Plan 2017-2023, with an objective to 'provide for residential development and protect and improve residential amenity'. The Fingal County Development Plan (Objective PM74, DMS94 and DMS95) supports the provision of childcare facilities in existing residential areas subject to considerations that include the suitability of the site for the type and size of facility proposed, the adequacy of drop off and collection points for customers and staff, and the impact on amenities of adjoining properties. It is considered that noise and disturbance associated with a development of the scale proposed would detract from the residential amenities of adjacent properties, due to the limited separation from adjacent dwellings. Furthermore, the site is located on a busy road and in the absence of adequate set-down facilities for the drop off and collection of customers and staff, the development would endanger public safety by reason of traffic hazard. It is considered, therefore, that the proposed childcare facility would not accord with the overall zoning objective for the area and the relevant policies set out in the Fingal County Development Plan 2017-2023 and that the proposed development would 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 2017