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Bord  
Pleanála

**Board Order**  
**PL 06D.249202**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0549**

**Appeal** by Bernadette McNally and others care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 10<sup>th</sup> day of August, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gemma Holohan care of James Turner of Clonylogan, Kildalkey, County Meath in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of continued use of previously approved change of use of part of the ground floor level of an existing two-storey semi-detached dwellinghouse from residential use to use as a crèche/nursery (montessori) school at 26 Avoca Park, Blackrock, County 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 limited nature and extent of the proposed development, and the planning history of the subject site, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained 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.

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

