



Planning and Development Acts 2000 to 2017

Planning Authority: Fingal County Council

Planning Register Reference Number: FW17A/0174

APPEAL by Cosgrave Developments care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin against the decision made on the 1st day of December, 2017 by Fingal County Council to refuse permission.

Proposed Development: Development comprising a revision to development previously permitted under Planning Register Reference Number F06A/1109. The development comprises the change of use of an existing three-storey vacant Crèche facility (circa 476 square metres) to two number five bedroom three-storey semi-detached dwellings and all associated site development works at a site circa 0.05 hectares at 18 and 20 Bracken Park Drive, Bracken Park, (formally 'Garryknock' and Sunday's Well'), Carpenterstown Road, Castleknock, 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

Permission was previously granted on lands containing the appeal site for 148 number residential units and a crèche facility. The crèche facility was to be provided as part of the social infrastructure on the basis of the residential scheme including more than the 75 dwelling threshold, as set out under the provisions of the Childcare Facilities, Guidelines for Planning Authorities, June 2001. The development of the crèche facility is supported by Objectives PM74, PM75 and PM76 as set out in the current Fingal Development Plan, the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (May 2009), and Circular Letter PL3/2016 (March 2016) regarding Childcare Facilities operating under the Early Childhood Care Education (ECCE) Scheme (Planning System support for childcare post September 2016 – Implementation of the Childcare Facilities Guidelines for Planning Authorities 2001). It is considered that the proposed development would result in an absence of a planned crèche facility to serve

the new residential development and would result in a poorly-integrated new residential community, which would not be supported by local or national policy. The proposed development would, therefore, be contrary to the proper planning and sustainable development for the area.

Paul Hyde

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

Dated this day of 2018.