



Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/1092

Appeal by Declan and Leonie O'Carroll of 26 Ardmeen Park, Blackrock, County Dublin against the decision made on the 12th day of February, 2018 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: 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 and widening the existing driveway vehicular access exiting onto Ardmeen Park to the front of the existing dwellinghouse at 32 Ardmeen 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, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of traffic and pedestrian 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 developer shall provide an appropriate number of bicycle/scooter parking spaces within the curtilage of the site. Details in this regard shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of promoting and encouraging sustainable travel.

3. The number of children to be accommodated within the premises shall not exceed 22 number at any time on any day or 22 number in any session.

Reason: To limit the development in the interest of residential amenity.

4. The proposed childcare facility shall not operate outside the period of 0800 to 1800 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or Public Holidays.

Reason: In the interest of residential amenity.

5. The retained house element of the proposed development shall be occupied by the operator of the proposed crèche/nursery (Montessori) and shall not be separated from the proposed use by sale or letting or otherwise.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

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

Dated this day of 2018.