



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2109/19

APPEAL by Gráinne and Derek Brady of 119 Grange Abbey Crescent, Donaghmede, Dublin and by Others against the decision made on the 30th day of April, 2019 by Dublin City Council to grant subject to conditions a permission to Caroline Healy care of Daniel Kennedy of 4 Riverside Grove, Clonshaugh, Dublin.

Proposed Development: Construction of a new ground floor only extension to the front, side and rear of the existing house and then changing use of ground and first floor of house to be used as pre/after school and crèche and all ancillary works at 117 Grange Abbey Crescent, Donaghmede, 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

Having regard to the Z1 Sustainable Residential Neighbourhoods zoning objective for the area and to the Guidelines for Childcare Facilities set out in Appendix 13 of the Dublin City Development Plan 2016-2022, the Board considered that the proposed site would be unsuitable for a childcare facility for the following reasons:

- (a) There is inadequate off-street parking and inadequate suitable drop-off and collection points for customers and in the context of the existing significant traffic congestion at school times which was acknowledged by all parties, the Board considered that the proposed development of a childcare facility at this location would endanger public safety by reason of pedestrian and traffic hazard.
- (b) The proposed house which is a modest constrained semi-detached property is unsatisfactory in terms of the adequacy of the outdoor play area and the overall proximity of the childcare facility to the adjacent dwelling. The Board noted in this context that the proposed childcare facility did not include a residential element and considered that the proposed development would significantly detract from the residential amenities of the adjacent property and properties in the vicinity. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed site for the childcare facility was too constrained to provide adequate on-site parking and suitable dropping off/collection areas for customers and considered that in the absence of these provisions the proposed development would exacerbate the existing significant traffic congestion in the area at school times. Furthermore, the Board noted the modest semi-detached nature of the proposed house and site and did not consider that the proposed childcare facility, which did not include any residential element, would provide adequate separation from the adjacent dwelling without negatively impacting on their residential amenity. The Board considered that the proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2019