



Planning and Development Acts 2000 to 2019

Planning Authority: Fingal County Council

Planning Register Reference Number: F18A/0619

APPEAL by Muriel O’Sullivan of 24 Offington Park, Sutton Dublin and by Ian McMurtry care of O’Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 10th day of May, 2019 by Fingal County Council to grant subject to conditions a permission to Bob Fagan care of CQA Design and Build of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin.

Proposed Development: Alterations to previously approved application, planning register reference number F17A/0198, including change of use from a family living unit to a pre-school childcare facility, additional floor area of 10 square metres, modifications to floor plan, amended roof profile, changes to fenestration, new vehicular access, set down area, two dedicated car parking spaces and all associated site works. All at 26 Offington Park, Sutton, Dublin. Further public notices were received by the planning authority on the 15th day of April, 2019 which stated that the revised plans submitted show the demolition of the existing garage, a new single storey pre-school childcare facility to the side of the existing house, set down area, two dedicated car parking spaces and all associated site works.

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 overall daily capacity of and intensity of use of the proposed sessional childcare facility, it is considered that the scale of operation and intensity of use of the proposed development would be contrary to the requirements of Appendix 4 of the Fingal County Development Plan 2017-2023 which requires that the use of a sessional childcare facility be subordinate to the use of the dwelling as a main residence. The proposed development would seriously injure the residential amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2019.