

An
Bord
Pleanála

Board Order
ABP-309728-21

Planning and Development Acts 2000 to 2020

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0682

Appeal by Yvonne Donnelly care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 18th day of February, 2021 by Fingal County Council to refuse permission for the proposed development.

Proposed Development: Revisions to approved planning permission for an after school facility (planning register reference number F12A/0175 and An Bord Pleanála appeal reference number PL 06F.241019). Permission is sought to increase the maximum number of children allowed on the premises for after school session from eight to twelve at 4 Chapel Lane, Malahide Road, Swords, 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.

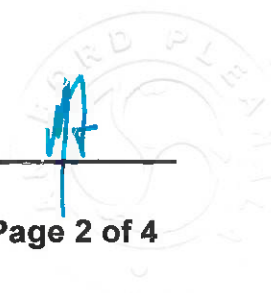
Matters Considered

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 zoning of the area and the nature and scale of the proposed development, which would provide a sessional afterschool facility for four extra children, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential amenities of the area, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the small scale of the proposed development and the nature of the use, which facilitates an additional four afterschool places, and considered that this would not lead to a significant increase in noise and disturbance, and would be acceptable in terms of residential accommodation.



Furthermore, it is considered that having regard to the limited scale of the facilities proposed, the parking area available parking on the site and nature of the location, the proposed development would not significantly increase the intensity of traffic and would, therefore, be acceptable in terms of pedestrian and traffic safety.

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. No more than 12 children shall be accommodated in the facility.

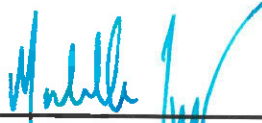
Reason: In the interests of amenity and in view of the limited space available.

3. The facility shall not operate outside of the hours of 0800 to 1800.

Reason: In the interest of residential amenity.

4. The facility shall function in association with the adjacent facility in the ownership of the applicant.

Reason: In the interests of orderly development and traffic safety.



Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this **26th** day of **May** 2021.