



An
Bord
Pleanála

Board Order ABP- 316151-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0007

Appeal by IRPF Fernbank Limited Partnership care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 1st day of March, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Permission for the change of use of the vacant creche (with a gross floor area of 208 square metres) at the ground floor of Block G to three number one-bedroom apartments, including external storage space for the proposed apartments, associated alterations to facades and external alterations to provide private amenity space for the proposed apartments, change of the outdoor play space for the creche to additional communal open space and all associated development at Block G (Fernbank Hall), Fernbank, Churchtown Road Upper, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the existing shortage of childcare places in Dún Laoghaire Rathdown, and the local demographic trends that indicate future population growth and increased demand for childcare, the Board considered that the proposed development would be contrary to Policy Objective PHP6: Childcare Facilities and Section 12.3.2.4 'Childcare Facilities' of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and national policy on Childcare Facilities, as set out in the Guidelines for Planning Authorities issued by the Department of the Environment and Local Government in June 2001 as it would result in a large residential development without childcare facilities. The proposed development would have an adverse impact on the availability of childcare facilities both within the Fernbank development and in the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 12th day of March 2024