



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3002/24.

Appeal by Clever Cloggs Creche Limited care of Virtus of 5th Floor, The Glass House, 11 Coke Lane, Smithfield, Dublin against the decision made on the 23rd day of February 2024, by Dublin City Council in relation to the application for permission for development comprising retention permission for the use of the existing creche to provide childcare services for up to 68 number children (the permitted capacity is 47 number childcare spaces) and planning permission for the provision of eight number sheffield bicycle stands and all associated works at 79-81 Celtic Park Avenue, Beaumont, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant permission, subject to conditions, for the provision of eight number Sheffield bicycle stands and to refuse permission for the retention of use of the existing creche to provide childcare services for up to 68 number children).

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.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, including the 'Z1' land use zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed to be retained, would be consistent with Policy QHSN55 'Childcare Facilities' of the development plan; would not seriously injure the residential amenity of dwellings in the area; would not be prejudicial to traffic safety; and would comply with the policies and provisions of the development plan and the Childcare Guidelines 2001. The proposed development and development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 and the development shall be retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The number of children to be accommodated within the premises shall not exceed 68 number at any time on any day.

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

3. The proposed childcare facility shall not operate outside the period of 0730 to 1800 hours Monday to Friday inclusive, except public holidays, and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

4. Within three months from the date of this Order, a Mobility Management Plan shall be submitted to, and agreed in writing with, the planning authority. This shall provide for incentives to encourage the use of public transport, cycling and walking by residents/occupants/staff employed in the development. This shall be prepared and implemented by the developer.

Reason: In the interest of encouraging the use of sustainable modes of transport.

5. The developer shall submit a Car Park Management Plan and details of bus and car parking design, layout and management to the planning authority, for agreement in writing within three months from the date of this Order.

Reason: In the interest of sustainable transport and safety.

6. Eight number safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including cargo bicycles and individual lockers. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.



Declan Moore

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

Dated this 18th day of FEBRUARY 2025.