



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0024

APPEAL by Citywest Community Council of 1 Corbally Square, Westbrook Glen, Citywest, Dublin and by Paul Murphy of Leinster House, Kildare Street, Dublin against the decision made on the 3rd day of April, 2024 by South Dublin County Council to grant permission subject to conditions to Kingscroft Developments Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin for the proposed development.

Proposed Development: Permission for modifications to the granted permission (planning register reference number SD16A/0210) at the site west of Citywest Road (N82), south of Garter Avenue/Citywest Avenue, Citywest Dublin. The development site is bounded to the east by the N82 Citywest Road, to the northeast by Garter Avenue and to the south by lands. The modifications include the change of use of the granted community floor space on the ground floor of the granted four storey apartment building to one number two-bed apartment unit and one number one-bed apartment unit, all with associated site works at Site at junction of Citywest Road and Garter Avenue, Citywest, 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 planning history of the site and to the pattern of development in Citywest, in particular residential development, it is considered that the proposed change of use, notwithstanding the information submitted in relation to the availability of community and childcare facilities in the area would contravene Policy COS2: Social/Community Infrastructure specifically Objective 1 and Objective 3, and Policy COS7: Childcare Facilities specifically COS7 Objective 2 of the South Dublin County Development Plan 2022-2028, and would also fail to comply with the Childcare Facilities - Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in 2001 which requires one childcare facility accommodating 20 children for approximately 75 dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 21 day of October 2024.