



An
Bord
Pleanála

Board Order ABP-320206-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0308

Appeal by Richard and Lorna Fry of Rathlin, 28 Ardlui Park, Blackrock, County Dublin against the decision made on the 25th day of June, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Coastdale Limited care of Armstrong Planning Limited of 12 Clarinda Park North, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of independent dwelling at first-floor level (64 square metres) from residential use to use a crèche and Montessori school, to allow for the enlargement of the existing Willow House childcare facility involving the reinstatement of internal staircase and internal alterations to first floor and all associated site development works, all at Willow House Childcare, Newtownpark Avenue, Blackrock, 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.

P.C.

Reasons and Considerations

Having regard to the location and character of the site and surrounding area in a serviced urban area, together with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, including Policy Objective PHP 6 and the 'A' zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the nature and scale of the proposed development would be acceptable and would not seriously injure the visual or residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The childcare facility shall only operate between the hours of 0730 to 1800 Mondays to Fridays only.

Reason: In the interest of residential amenity.

3. Should the use of the crèche be discontinued, the entire property shall revert to residential use.

Reason: In the interest of residential amenity.

4. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority plans and particulars to reduce noise arising from the outdoor play area. This shall include staggering outdoor play sessions and limiting the number of service users in the outdoor play area at any one time.

Reason: In the interest of residential amenity.

5. All foul sewage and soiled water shall be discharged to the public foul sewer.

Reason: In the interest of public health.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 28th day of November 2024.