



An
Bord
Pleanála

Board Order ABP-321182-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0088

Appeal by Patrick Farrell care of Bell Associates of Executive House, Whitestown Road, Rush, County Dublin against the decision made on the 8th day of October, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Change of use of existing creche facility to domestic dwelling house and associated site works, to include internal alterations to accommodate same at 20 Aylmer Drive, Cornerpark, Newcastle, County 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 Policy COS7 (Childcare Facilities) of the South Dublin County Development Plan 2022-2028, specifically COS7 Objective 5 which supports the provision of small-scale childcare facilities in residential areas, 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 planning history of the site, and its location within the urban area of Newcastle which is a Self-Sustaining Growth Town, it is considered that insufficient evidence has been provided to demonstrate that there is sufficient capacity within existing childcare facilities in the environs of the site, and therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this 5 day of March 2025