

An  
Bord  
Pleanála

## Board Order ABP-321729-25

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F24A/0936E**

**Appeal** by Charlie's Childcare Limited care of Downey Chartered Town Planners of 29 Merrion Square, Dublin against the decision made on the 13<sup>th</sup> day of December, 2024 by Fingal County Council to refuse permission.

**Proposed Development:** Five-year permission for the construction of a new single storey portacabin to the rear of the existing building to accommodate one number classroom with ancillary office and toilet facilities along with an access ramp, the removal of an existing boundary wall and gate and the construction of a new boundary wall and railing to facilitate the increased site size, and all associated site and infrastructural works needed in order to facilitate the subject development, all at Charlie's Childcare, Rahillion Walk, Donabate, County Dublin.

### Decision

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

## Reasons and Considerations

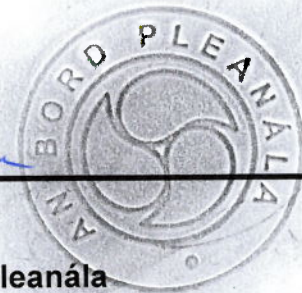
The proposed development, by reason of the loss of the existing dedicated outdoor play space and the reliance on a narrow, constrained strip of land (approximately 2.5 metres wide) as replacement outdoor play space, would fail to provide adequate and high-quality outdoor play space for children. This would seriously impact the functionality and quality of the childcare facility, contrary to Objective DMSO79 of the Fingal Development Plan 2023-2029 and the Childcare Facilities Guidelines for Planning Authorities (2001) which requires applications for childcare facilities to have regard to the suitability of the site for the type and size of facility proposed and have adequate and usable outdoor play space and be of a suitably high quality. Furthermore, the introduction of an additional structure within the limited rear curtilage would result in a cramped and overdeveloped layout. The proposed development would set an undesirable precedent and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Marie O'Connor**

**Member of An Bord Pleanála**

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



**Dated this 23 day of May 2025.**