

An
Coimisiún
Pleanála

Commission Order
ACP-323131-25

Planning and Development Acts 2000, as amended

Planning Authority: Fingal County Council

Planning Register Reference Number: FW25A/0194

APPEAL by James Hargrave care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin against the decision made on the 24th day of June 2025, by Fingal County Council to refuse permission for the proposed development.

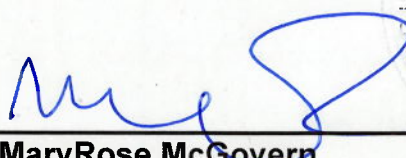
Proposed Development: Permission is sought for a new play area and low fence in the three existing car parking spaces to the front, and also an increase in childcare places from 40 to 72 places at any one time at Little Harvard Creche and Montessori, Unit 13, 42 Rosemount Park Drive, Rosemount Business Park, Ballycoolin, 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 provisions of the Fingal County Development Plan 2023-2029, including the 'GE General Employment' land use zoning objective for the area; and having regard to the nature of the proposed childcare development and the nature and layout of development in the area, it is considered that the proposed development would be prejudicial to traffic safety, and would conflict materially with Objective DMSO79 of the Fingal County Development Plan 2023-2029, in relation to safe access and suitable drop-off and collection points for customers and staff. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 30th day of October 2025.

