



An  
Bord  
Pleanála

## Inspector's Report ABP 311795-21.

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<b>Development</b>	Change of existing permission ref. 16/1154 from a single storey creche facility to 4 no. two-storey semi-detached houses and associated site works (road access to the site is from Castletroy College Road).
<b>Location</b>	Elm Drive, Bloomfield, Newtown, Ballysimon, Co. Limerick.
<b>Planning Authority</b>	Limerick City and County Council
<b>Planning Authority Reg. Ref.</b>	211134
<b>Applicant</b>	Bloomfield Homes Limited
<b>Type of Application</b>	Permission
<b>Planning Authority Decision</b>	Refuse permission
<b>Type of Appeal</b>	First Party
<b>Appellant</b>	Bloomfield Homes Limited
<b>Observers</b>	Stephen Mc Namara
<b>Date of Site Inspection</b>	26/8/2023

**Inspector**

Siobhan Carroll

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## 1.0 Site Location and Description

- 1.1. The appeal site is located within the Bloomfield estate, Newtown, Ballysimon, Co. Limerick. The Bloomfield estate is situated immediately to the south of the R445 at Annacotty. It comprises a mix of housing including apartments, two-storey terrace and semi-detached dwellings and three-storey townhouses. Castletroy Neighbourhood Park is located immediately to the east of the site. The M7 motorway is situated to the south of the Bloomfield estate.
- 1.2. The site has a stated area of 0.125 hectares. There are sections of hard surfacing on the site and a storage container is located to the south-eastern corner. There is a footpath running along the eastern, western and southern boundaries of the site. There is construction fencing surrounding the site along the eastern, western and southern boundaries. The northern boundary of the site adjoins the site of two dwellings. There is a two-storey detached dwelling to the north on Willow Drive and an end of terrace two-storey dwelling on Willow Close. The southern section of the site addresses the front of six properties on Willow Close.

## 2.0 Proposed Development

- 2.1. Permission is sought for change of existing permission ref. 16/1154 from a single storey creche facility to 4 no. two-storey semi-detached houses and associated site works (road access to the site is from Castletroy College Road).

## 3.0 Planning Authority Decision

### 3.1. Decision

The Planning Authority refused permission for the following reason.

1. Objective H1: New Housing as set out in the Castletroy Local Area Plan 2019-2025 requires the provision of community and other facilities such as childcare as integral part of new developments. Having regard to the level of new housing permitted within the Bloomfield development, and the lack of childcare facilities in the immediate vicinity it is considered that the proposed development would materially contravene Objective H1 of the Castletroy

Local Area Plan 2019-2025. Furthermore, the proposed development would be contrary to the Childcare Facilities Guidelines for Planning Authorities 2001. Accordingly, it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

### **3.2. Planning Authority Reports**

#### **3.2.1. Planning Reports**

- The report of the Planning Officer concluded that the removal of the childcare facility in favour of four housing units has not been justified. The proposal would be contrary to objective H1 for new housing as set out in the Castletroy Local Area Plan. It would also be contrary to the National policy having regard to the provision of childcare facilities for a minimum of 20 childcare places per approximately 75 dwellings.

#### **3.2.2. Other Technical Reports**

3.2.3. Central Roads – Further information requested in relation to traffic and pedestrian issues, public lighting and surface water disposal.

3.2.4. Roads Design – No observations

### **3.3. Prescribed Bodies**

3.3.1. Irish Water – No objection

3.3.2. Transport Infrastructure Ireland – No objection

### **3.4. Third Party Observations**

3.4.1. The Planning Authority received one submission/observation in relation to the application. The issues raised are similar to those set out in the observation to the appeal.

## **4.0 Planning History**

4.1.1. **ABP 301264-18 & Reg. Ref. 171234** – Permission was refused for the construction of 3-storey apartment block, comprising 35 no. 1 and 2 bedroom units to provide

housing for elderly persons, single storey creche facility, internal access road, car parking, landscaping, boundary treatment and associated site works.

1. The proposed development would contravene materially conditions attached to previous permissions for development, namely, Condition No. 2(d) of the planning permission granted by the Board on the 21st day of December 2009, under Reference PL13.234306, and of the terms of Condition No. 4 of the planning permission granted by the planning authority on the 28th day of September 2017 under Reg. Ref. 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.
  2. Having regard to the siting of the proposed apartment block and creche facility in close proximity to the M7 motorway, it is considered that the proposed development would result in unacceptable noise levels at the external facades of the proposed apartments, notwithstanding the proposed mitigation measures, and in the outdoor amenity areas of both the residential development and of the creche facility, which would seriously injure the amenities of the apartments and of the creche facility, and would result in inadequate useable outdoor amenity space for the future occupiers of the site. The proposed development would, therefore, be contrary to the provisions of the Castletroy Local Area Plan (2009-2015 as extended) and the Limerick County Development Plan 2010-2016 (as extended) and to the proper planning and sustainable development of the area.
- 4.1.2. **Reg. Ref. 16/1154** – Permission was granted for construction of 95 no. houses and a creche in September 2017. Condition 4 of the permission required the omission of an apartment block of 35 units for elderly residents and the relocation of a proposed creche (and associated parking) to the site of the proposed apartments, and that the creche be sited a minimum of 90m away from the M7. It was required that the remaining areas be landscaped as public open space.
- 4.1.3. **PL13.234306 & Reg. Ref. 09/374** – Permission was granted for 86 houses on the southern part of Bloomfield following a third-party appeal (09/374), which included a proposal to erect a 5m high earthen berm along the southern boundary. The scheme as originally proposed comprised the construction of 144 houses and 26 apartments. Condition no. 2 is of direct relevance and states;

#### 4.1.4. Condition no. 2.

Prior to commencement of development, revised plans shall be submitted to the planning authority for written agreement, showing:

- (a) residential units numbers 55 to 97 and 162 to 174 shall be omitted from the development and this area shall be landscaped as part of the public open space;
- (b) a fresh application may be made for residential units to continue generally on the same building line of residential units numbers 71 to 89;
- (c) apartment Blocks A and B shall be redesigned to provide adequate private open space accessible from the apartments; and
- (d) units 132 to 135 shall be omitted and a new planning application shall be made for a creche facility at this location.

Reason: In the interest of residential amenity, to provide an adequate set back from the Southern Ring Road, to provide public open space within the site and a crèche facility for the development.

4.1.5. **Reg. Ref. 14/7045** – Permission was granted for extension of duration granted in respect of 09/374 until 2019.

## 5.0 Policy Context

### 5.1. Limerick Development Plan 2022-2028

5.1.1. The site is located on lands which are zoned 'Existing Residential' as illustrated on Map 3: Limerick City and Suburbs (in Limerick), including Mungret and Annacotty – Zoning Map.

5.1.2. Objective: To provide for residential development, protect and improve existing residential amenity.

5.1.3. Purpose: This zone is intended primarily for established housing areas. Existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and where an acceptable standard of amenity can be maintained, a limited

range of other uses that support the overall residential function of the area, such as schools, crèches, doctor's surgeries, playing fields etc.

- 5.1.4. Chapter 2 refers to the Core Strategy
- 5.1.5. Section 2.5 – Local Area Plans
- 5.1.6. The Plan incorporates the areas currently covered by the Southern Environs Local Area Plan and the Castletroy Local Area Plan. This will ensure that for the first time, the Limerick City and Suburbs (in Limerick), Mungret and Annacotty will have one overall spatial framework plan and zoning objectives. Following the adoption of the Plan, both the Castletroy and the Southern Environs Local Area Plans will be revoked.
- 5.1.7. Chapter 10 refers to Sustainable Communities and Social Infrastructure
- 5.1.8. Section 10.6 – Childcare Facilities
- 5.1.9. Objective SCSi O14 – Childcare Facilities – It is an objective of the Council to: (a) Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities. (b) Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage.
- 5.1.10. Chapter 11 – Development Management Standards
- 5.1.11. Section 11.5.1 refers to Childcare Facilities, it advises that in assessing individual planning applications for childcare facilities, the Planning Authority will have regard to a number of criteria including the number of such facilities in the area. In this regard, the applicant shall submit a map showing locations of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location.

## **5.2. Natural Heritage Designations**

- 5.2.1. The River Shannon SAC (Site Code 002165) is located circa 750m to the east of the appeal. It is separated from the site of the proposed development by the neighbourhood park and further residential development.



### 5.3. EIA Screening

- 5.3.1. Having regard to the modest scale and nature of the proposed development being four no. residential units on an infill site that has already been subject to development, I consider that the requirement for submission of an EIAR and carrying out of an EIA may be discounted at a preliminary stage.

## 6.0 The Appeal

### 6.1. Grounds of Appeal

A first party appeal was submitted by Simon Clear & Associates Planning and Development Consultants on behalf of the applicant Bloomfield Homes Limited. The issues raised are as follows.

- It is set out that residential development has been ongoing in the Bloomfield, Castletroy area to the east of Limerick City from around the year 2000 onwards. However, it was highlighted that due to the financial crash the development stalled and then the later phases of development recommenced following a hiatus.
- The permission for the section of the overall housing estate where the site is located was granted permission by the Board under (PL13.234305 & Reg. Ref. 09/374).
- Condition no. 2 (d) specified that (d) units 132 to 135 shall be omitted and a new planning application shall be made for a creche facility at this location. Reason: In the interest of residential amenity, to provide an adequate set back from the Southern Ring Road, to provide public open space within the site and a creche facility for the development.
- It is stated that the permission has been subject to subsequent modifications permissions that have been provided including Reg. Ref. 16/1154 which included a single storey creche facility in a revised location away from the M7 motorway.

- It is put forward in the appeal that the residential development is nearing completion and that over the duration of approximately 20 years that it was not possible to attract an end user to develop or operate a creche.
- The report of the Planning Officer indicates that the Bloomfield area is a fairly recently established housing development.
- The position of the first party is that while the assessment of the Planning Authority is that the housing development is recent, the reality is that local housing development has been established almost 20 years ago and the generation of pre-school children raised in the Bloomfield area has progressed at a slow pace sufficient to be accommodated into creche services developed and operating since the initiation of the new neighbourhood.
- Objective H1 which was included in the Local Area Plan which was adopted long after the establishment of the neighbourhood.
- It is submitted that the subject development could not be described as 'New Development' as described in the LAP.
- It is fundamentally a completed residential area which has been established for two decades.
- Therefore, it is submitted that the requirement for a new creche facility is minimal.
- The first party submit that the age profile has moved beyond generating numerous young children and that there is capacity in existing facilities.
- The provision for childcare spaces is not mandatory in all cases, as is set out in the Childcare Facilities Guidelines for Planning Authorities.
- The report of the Planning Officer states that the originally proposed location for a creche was unacceptable and that the subject location was a compromise.
- The layout as developed would now entail that the creche location would be adjacent to the back gardens of houses. It is submitted that the noise associated with a creche would injure the amenities of the adjacent houses.

- The demand for added creche facilities does not arise where development has progressed at a slow pace over a long period.
- It is stated that it has been possible for the Board to grant permission for elimination of creche reservations where the current circumstances do not warrant retaining facilities or providing facilities that are no longer warranted due to the length of establishment of a residential area without current need for new creche facilities.
- The matter of remote working is cited as representing a sea change in working patterns of families. Therefore, with parents capable of minding children at home which has occurred in the past number of years during lock down and afterwards this provides for a lesser demand for out of home childcare compared to rates envisage in 2001 or as late as 2016.
- The first party submit that if viability was not established before 2020 it is highly unlikely to be established post 2020.
- It is submitted that it makes more sense to complete the residential development in order to have the contractors complete works on site and to utilise the remaining site for houses as opposed to having a cordoned site that will remain an eyesore and a location for potential anti-social behaviour and congregation which would be contrary to the residential amenities of the remainder of the estate.
- It is stated that the suburbs of Castletory and Annacotty are areas which are thriving in terms of university and the employment sector. Information regarding childcare provision is that childcare is provided at places of work and not primarily in housing estates, which reduces the case for the provision of a new facility with this housing estate.
- It is highlighted that this is not a 'new' residential development and the objective referred to contained in the 2019 Local Area Plan does not refer to a residential area in progressive development for two decades.
- It is stated that in relation to the matter of material contravention of the LAP, as Objective H1 is not clearly stated insofar as the proposed development is concerned the Board may grant permission under section 37(2)(b)(ii).

- In conclusion, it is submitted that reason for refusal cannot be sustained.
- It is submitted that the development of an additional creche into an established residential estate would be consistent with maintaining the residential amenities of the area.

## 6.2. Planning Authority Response

- None received.

## 6.3. Observations

An observation to the appeal was submitted by Stephen Mc Namara. The issues raised are as follows.

- The Council refused permission to change the permission from a creche to 4 no. semi-detached houses.
- The developer Bloomfield Homes have not removed signs in the housing estate for the change the permission.
- There has been no substantial changes to Bloomfield Homes request to change planning permission from a creche to 4 no. semi-detached houses.
- As detailed in the Castletroy plan 70% of the population is under 40 with a high employment rate. This demographic indicates a large and growing need for early years education/childcare facilities.
- Objective C6 of the Castletroy plan states that the Council will “ensure that there are sufficient educational places to meet the needs generated by the proposed residential developments.”
- Presently, there is an inadequate provision of early education/childcare facilities within the area. The observer stated that he sought to book a childcare place in the area and was not able to secure a place 18 months in advance. The additional development in the area will further increase pressure on early education/childcare facilities.
- They highlighted that the proposed creche on the Evanwood site was never built. A recent decision to grant permission for a residential scheme on

College road/Dublin road site in the Castletroy area is noted and the observer stated the provision of a creche was not required in that development.

- The observer states that where planning permission exists for a creche on a site such as at Bloomfield where there has been a large amount of new housing developed in recent years then developer should provide this community facility.
- Planning guidelines require that creches are built in large housing developments. The granting of this proposed development would therefore be contrary to planning guidance.
- The observer requests that the Board refuse permission.

## 7.0 **Assessment**

The main issues in this appeal are those raised in the grounds of appeal and observations to the appeal it is considered that no other substantive issues arise. Appropriate Assessment also needs to be addressed. The issues can be dealt with under the following headings:

- Policy context and planning history
- Appropriate Assessment

### 7.1. **Policy context and planning history**

- 7.1.1. Permission is sought for change of existing permission ref. 16/1154 from a single storey creche facility to 4 no. two-storey semi-detached houses and associated site works (road access to the site is from Castletroy College Road). The Planning Authority refused permission on the basis that it would materially contravene Objective H1 of the Castletroy Local Area Plan 2019-2025 which requires the provision of community and other facilities such as childcare as integral part of new developments. The Planning Authority considered that having regard to the level of new housing permitted within the Bloomfield development and the lack of childcare facilities in the immediate vicinity that it would be contrary to Objective H1 of the Castletroy LAP and that it would be contrary to the Childcare Facilities Guidelines for Planning Authorities 2001.

7.1.2. Under Reg. Ref. 16/1154 permission was granted for the construction of 95 no. houses and a creche in September 2017. Condition 4 of the permission required the omission of an apartment block of 35 units for elderly residents and the relocation of a proposed creche (and associated parking) to the site of the proposed apartments, and that the creche be sited a minimum of 90m away from the M7. The creche under the permission was to provide for 41 no. childcare places. The location of the creche as sought under the permission was to the south of Willow Drive and adjacent to the southern site boundary which adjoins the M7 Motorway. Due to the proximity of the creche to the M7 the Planning Authority considered that it was not an appropriate location specifically having regard to noise impact. Accordingly, condition no. 4 was attached to the permission in order that a creche would be provided to serve the housing area in a more suitable location within the site.

7.1.3. Under Reg. Ref. 09/374 & PL13.234306 permission was granted for 86 no. houses on the southern part of Bloomfield following a third-party appeal (09/374).

7.1.4. Condition no. 2(d) specified;

2(d) units 132 to 135 shall be omitted and a new planning application shall be made for a creche facility at this location.

Reason: In the interest of residential amenity, to provide an adequate set back from the Southern Ring Road, to provide public open space within the site and a crèche facility for the development.

7.1.5. In relation to that permission the location of the required creche was where the housing at Larch Close was permitted under Reg. Ref. 16/1154 was developed.

7.1.6. A further planning application was made under ABP 301264-18 & Reg. Ref. 171234. Permission was sought for the construction of 3-storey apartment block, comprising 35 no. 1 and 2 bedroom units to provide housing for elderly persons, single storey creche facility, internal access road, car parking, landscaping, boundary treatment and associated site works. In relation to that application the proposed creche was located in approximately the same position as that which was required to be omitted from the previous scheme. The report of the Senior Planning Inspector stated in relation to the provision of a creche that it is a requirement of the previous planning permission on the site that a creche be provided to serve the overall development. The Senior Planning Inspector concluded that the siting of the creche in the

proposed location would result in substandard development, whereby the amenity of the future occupants would be severely compromised. Regarding compliance with conditions of previous planning permission the Senior Planning Inspector considered that the proposed development materially contravened condition no. 2 (d) of Reg. Ref. 09/374 & PL13.234306 and also that it materially contravened the terms of condition no. 4 of Reg. Ref 16/1154 which states;

4. The 35 no. apartments and associated car parking shall be omitted and the creche and associated car parking shall be relocated to this location. The creche building shall be a minimum of 90 metres from the road edge of the Southern Ring Road. The remaining areas shall be landscaped as part of public open space. Prior to commencement of the development revised plans shall be submitted for written agreement of the planning authority.

Reason: In the interest of residential amenity, to provide an adequate set back from the Southern Ring Road.

- 7.1.7. To date no creche has been provided to serve the permitted housing as granted under Reg. Ref. 09/374 & PL13.234306 and Reg. Ref. 16/1154.
- 7.1.8. Regarding the policy context, the Limerick Development Plan 2022 – 2028 was adopted by the Elected Members of Limerick City and Council's on the 17th of June 2022 and the Plan came into effect on the 29th of July 2022.
- 7.1.9. In relation the Castletroy Local Area Plan 2019-2025, I note that as detailed under Section 2.5 of the Limerick Development Plan 2022 – 2028 which refers to Local Area Plans that it states that the Plan incorporates the areas currently covered by the Southern Environs Local Area Plan and the Castletroy Local Area Plan. This will ensure that for the first time, the Limerick City and Suburbs (in Limerick), Mungret and Annacotty will have one overall spatial framework plan and zoning objectives. Following the adoption of the Plan, both the Castletroy and the Southern Environs Local Area Plans will be revoked.
- 7.1.10. Accordingly, as the Limerick Development Plan 2022 – 2028 has come into effect the provisions of the now revoked Castletroy Local Area Plan no longer apply. The reason for refusal refers to Objective H1 of the Castletroy Local Area Plan 2019-2025 which requires the provision of community and other facilities such as childcare as integral part of new developments. In relation to the Limerick Development Plan

2022 – 2028 Chapter 10 of the Plan refers to Sustainable Communities and Social Infrastructure. Section 10.6 refers to Childcare Facilities and Objective SCS1 O14 states that it is an objective of the Council to: (a) Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities, (b) Encourage the provision of childcare facilities in a sustainable manner to encourage local economic development and to assist in addressing disadvantage. This section of the plan also refers to the Childcare Facilities Guidelines for Planning Authorities (2001) and states that it is the primary basis for the provision of childcare facilities. Section 11.5 of the Plan refers to Childcare Facilities and it states that in relation to applications for childcare facilities that applicants should provide a map showing the location of childcare facilities within the vicinity of the subject site and demonstrate the need for an additional facility at that location. In relation to the current proposal, I consider that it would be appropriate for this information to have been provided to in order to ascertain the existing provision of childcare facilities in the area and also to ascertain the level of demand for the subject creche.

- 7.1.11. The site at Elm Drive, Bloomfield, Co. Limerick is zoned 'Existing Residential' under the provisions of the Development Plan. It is the objective of this zoning to provide for residential development, protect and improve existing residential amenity. In relation to the purpose of the zoning it is stated in the plan that it is intended primarily for established housing areas. It is set out under this zoning that existing residential amenity will be protected while allowing appropriate infill development. The quality of the zone will be enhanced with associated open space, community uses and when an accepted standard of amenity can be maintained, limited range of other uses that support the overall residential function of the area, such as schools, creches, doctor's surgeries, playing fields etc.
- 7.1.12. Accordingly, under the zoning objective a creche use is permissible and the proposed development of a residential scheme would be generally permitted subject to all other relevant planning considerations being satisfactorily addressed.
- 7.1.13. Notwithstanding the changes in the policy context which have now arisen and the fact that the proposed residential development of the site is in accordance with the 'RE' zoning objective, this does not negate the requirement for compliance with conditions of previous planning permissions which refer to the overall site and



specifically which refer to the provision of a creche to serve the permitted residential development.

- 7.1.14. The first party put forward the case that permission should be granted for the development of 4 no. semi-detached dwellings on the site on the basis that the residential development is nearing completion and that over the duration of approximately 20 years that it was not possible to attract an end user to develop or operate a creche. The first party also submit that the Planning Authority assessed the proposal on the basis that the housing development is recent, however they assert that the housing development has been established almost 20 years ago and the generation of pre-school children raised in the Bloomfield area has progressed at a slow pace sufficient to be accommodated into creche services developed and operating since the initiation of the new neighbourhood. In relation to this argument, I would note that the housing granted under Reg. Ref. 16/1154 is a much more recent development than twenty years ago. The first party have also referred to creche services developed and operating since the initiation of the new neighbourhood, however they have provided no details in relation to these mentioned childcare facilities including their locations relative to the Bloomfield Housing estate or their capacities or availability of places.
- 7.1.15. I note that as per description of the development in the report of the planning officer of the permission Reg. Ref. 16/1154 that the subject creche was proposed to accommodate 41 no. children.
- 7.1.16. In relation to the case made by the first party having regard to the provisions of the permission referring to the subject site and housing development i.e., condition no. 4 of Reg. Ref. 16/1154 which specified that the creche and associated car parking shall be located relocated to the location oof the subject site, I am not satisfied that they have provided an adequate case to warrant this omission of the subject creche.
- 7.1.17. Specifically, I am not satisfied that they have provided sufficient evidence in respect of why there is no longer a need for the creche as required under the conditions attached to Reg. Ref. 16/1154 and PL13.234306. The detail provided in the appeal is scant and it does not provide any detail in relation to the existing demand for childcare facilities in the area or the existing provision of childcare facilities in the

area. In the absence of such information, I am not satisfied that they have provided an adequate case to warrant this omission of the subject creche.

7.1.18. Accordingly, I would conclude that the proposed development would materially contravene the terms of Condition No. 2(d) of the planning permission granted by the Board on the 21st day of December 2009 under Reference PL13.234306, and of the terms of Condition No. 4 of the planning permission granted by the planning authority on the 28th day of September 2017 under Reg. Ref. 16/1154.

7.1.19. Furthermore, I would conclude that the subject development would be contrary to Objective SCS1 O14 of the Limerick Development Plan 2022 – 2028 which refers to Childcare Facilities and states that it is an objective of the Council to: (a) Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities on the basis that inadequate information has been provided in order for the Board to determine that the subject creche is not now required at this location to serve the Bloomfield housing development.

## **7.2. Appropriate Assessment**

7.2.1. The site is located approximately 750m from the Mulkear River, which forms part of a Natura 2000 site, namely, Lower Shannon SAC. Given the distances involved, and as the site is located in an established urban area, on serviced lands, it is considered that no appropriate assessment issues are likely to arise.

## **8.0 Recommendation**

8.1. I recommend that permission be refused for the following reasons.

## **9.0 Reasons and Considerations**

1. The proposed development would contravene materially conditions attached to previous permissions for development, namely Condition No. 2(d) of the planning permission granted by the Board on the 21st day of December 2009 under Reference PL13.234306, and of the terms of Condition No. 4 of the

planning permission granted by the planning authority on the 28th day of September 2017 under Reg. Ref. 16/1154 and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Objective SCS1 O14 of the Limerick Development Plan 2022 – 2028 refers to Childcare Facilities and states that it is an objective of the Council to: (a) Encourage the provision of appropriate childcare facilities as an integral part of proposals for new residential developments and to improve/expand existing childcare facilities. In the absence of information in relation to the existing demand for childcare facilities in the area and the existing provision of childcare facilities in the area, the Board is not satisfied that the applicant has demonstrated an adequate case to warrant the proposed omission of the subject creche. Accordingly, the proposed development would be contrary to Objective SCS1 O14 of the Limerick Development Plan 2022 – 2028 and would be contrary to the proper planning and sustainable development of the area.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

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Siobhan Carroll  
Planning Inspector

29<sup>th</sup> August 2023