



An
Bord
Pleanála

Inspector's Report ABP-321729-25A Addendum Report

Development

Permission for temporary period of 5-years for construction of portacabin, removal of boundary wall and gate and construction of a new boundary wall and all associated site works.

Location

Charlie's Childcare, Rahillion Walk,
Donabate, Co. Dublin

Planning Authority

Fingal County Council

Planning Authority Reg. Ref.

F24A/0936E

Applicant(s)

Charlie Childcare Ltd

Type of Application

Permission

Planning Authority Decision

Refuse

Type of Appeal

First Party V Refuse

Appellant(s)

Charlie Childcare Ltd

Observer(s)

None.

Date of Site Inspection

23rd April 2025

Inspector

Gerard Kellett

1.0 Introduction

- 1.1 This addendum report should be read in conjunction with my original report on file dated 6th May 2025.
- 1.2 Board Direction dated 15th May 2025 contains the Board's decision to, *“defer this case for consideration at a further Board meeting and to request the inspector to clarify the drawing referred to as regards the bicycle parking locations referenced in the report”*.

2.0 Response

- 2.1 In response to the Board's request for clarification regarding the bicycle storage drawing on the appeal site, I based my assessment on the initial drawing submitted to the Planning Authority, labelled Site Plan, Site Section & Contiguous Elevation – PL-101, dated 23rd October 2024.

3.0 Recommendation

- 3.1 Having regard to the above and to the content of my original report dated 6th May 2025, I recommend that permission be refused based on the following reasons and considerations.

4.0 Reasons and Considerations

- 4.1 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 (approx. 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 suitably high quality. Furthermore, the introduction of an additional structure within the limited rear curtilage would result in a cramped and overdeveloped layout. Therefore, the proposed development would set an undesirable precedent and be contrary to the proper planning and sustainable development of the area.

Gerard Kellett
Planning Inspector
19th May 2025