



## Board Direction

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**Ref: PL17.244086**

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 5<sup>th</sup> 2015.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, as set out in the reasons and considerations below.

### REASONS AND CONSIDERATIONS

1. Having regard to the rural location of the subject site and to Policy SOC POL 24 which states: *'To permit childcare facilities of appropriate size and scale in rural locations adjacent to development clusters, community and educational facilities provided that they do not to have a significant impact on the character or amenities of an area, particularly with regard to car parking, traffic generation and noise disturbance and subject to satisfying environmental standards and the needs of the community...'* which is considered reasonable, it is considered that the rural un-serviced site location, approx. 1.5 Km south of Johnstown Village, would not constitute an appropriate location for a sessional child care facility of the size and scale proposed and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would endanger public safety by reason of obstruction of road users arising from the increase in traffic movement on the local road that it would generate and also there is substandard stopping distance for cars travelling from Navan / Johnstown towards the entrance. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 05.03.15

Paul Hyde