



Board Direction

Ref: 17.246528

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23rd, August 2016.

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

REASONS AND CONSIDERATIONS

Having regard to location of the site within the graig of Robinstown, the pattern of development and availability of on-street and off-street car parking in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the existing property or of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity

2. No more than 21 children shall be accommodated at any one time in the childcare facility and the hours of operation shall be limited to between 0700 hours and 1800 hours from Monday to Friday only.

Reason: To protect the amenities of property in the vicinity of the site.

3. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected (on the building/within the curtilage of the site) unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area

4. The area indicated on the site layout plan received by the planning

authority on the 12th day of February, 2016 as 'Yellow Box' shall be kept clear of any obstruction.

Reason: In the interest of traffic safety

Board Member: _____ Date: 23rd, August 2016
Paddy Keogh