



## Board Direction

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**Ref: 92.247315**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7<sup>th</sup> February 2017.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

**Amend condition number 2** as follows

Condition No. 2

The use of the proposed portacabin shall be restricted to community uses included on the further information submitted on the 10<sup>th</sup> of August 2016. The facility may include a childcare facility for pre-school children restricted to Monday – Friday 9.00-14.00 inclusive. The facility shall comply with the 'General Standards' set out in Appendix 1 of the [2001 Childcare standards Guidelines]

Reason: In the interests of clarity and orderly development.

## **REASONS AND CONSIDERATIONS**

Having regard to the planning history of the overall property, the scale and temporary nature of the proposed development, and the ancillary nature of the childcare activities that will take place within what is a building to serve community uses, it is considered that a small scale local childcare service can operate at the location without causing serious injury to the amenities of the area or of property in the vicinity and without contravening the Development Plan for the area. Condition 2 is therefore amended to allow this possibility.

Board Member: \_\_\_\_\_  
**Conall Boland**

Date: 7<sup>th</sup> February 2017