



An
Bord
Pleanála

Board Direction
PL06D.249202

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 5th 2018.

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

Reasons and Considerations

Having regard to the limited nature and extent of the proposed development, and the planning history of the subject site, it is considered, that subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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.

Reason: In the interest of clarity.

2. This permission shall be for a temporary period only, which shall expire one year from the date of this order, unless by that time permission for its retention for a further period has been granted by the Planning Authority or by An Bord Pleanála on appeal. At the end of this period, the entire building shall revert to use solely as a single residential dwelling.

Reason: In the interest of residential amenity.

3. The use of the premises as a childcare facility shall be restricted to the area hatched on the ground floor plan submitted with the application, and the remainder of the dwelling shall be for the residential use of the developer or members of her immediate family. The number of children to be accommodated within the premises shall not exceed 15 number at any time on any day or 15 number in any session.

Reason: To limit the development in the interest of residential amenity.

4. The childcare facility shall not operate outside the period of 0730 to 1830 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

Board Member

Philip Jones

Date: 5th February 2018