



An
Bord
Pleanála

Board Direction
BD-000646-18
ABP-301121-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2018.

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, it is considered, that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of traffic and pedestrian 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. The developer shall provide an appropriate number of bicycle/ scooter parking spaces within the curtilage of the site to the written satisfaction of the planning authority.

Reason: In the interest of promoting and encouraging sustainable travel.

3. The number of children to be accommodated within the premises shall not exceed 22 number at any time on any day or 22 number in any session.

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

4. The proposed childcare facility shall not operate outside the period of 0800 to 1800 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

5. Add PA condition No 8

Board Member

Date: 10/07/2018

Terry Prendergast