



An
Bord
Pleanála

Board Direction
BD-001325-18
ABP-301888-18

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

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 village centre location where local community facilities and services are clustered together, the range and extent of parking facilities and space for vehicular and pedestrian circulation, visibility in both directions along the R 354 at the road frontage and, the low rate of trip generation attributable to the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would constitute orderly development, would not lead to endangerment of public safety by reason of traffic hazard due to conflicting traffic movements or obstruction of other road users, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be in accordance with the plans and particulars, lodged with the application and by the further plans and particulars lodged with the planning authority on 22nd February 2018, 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 grant of permission shall cease on or before five years from the date of this order unless a prior grant of permission. The use shall cease, and the structures shall be removed unless a prior grant of permission for retention of the structures and continuation has been obtained.

Reason: In the interest of clarity.

3. The number of children cared for on the premises concurrently and the facilities provided shall accord with the recommendations and standards in: "*Childcare Facilities: Guidelines for Planning Authorities*" issued by the Department of the Environment and Local Government in June 2001.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

4. A secure outdoor play area shall be provided for the use of children attending the childcare facility, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In the interests of amenity and public safety.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to that specified in the application unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

6. 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 the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity and orderly development.

7. Drainage and water supply arrangements, including the disposal of surface water shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

Board Member

Date: 10/10/2018

Paul Hyde