



An
Bord
Pleanála

Board Direction
BD-004921-20
ABP-305000-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2020.

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 existing use on site, the planning history of the site and the modest nature of the proposed development, it is considered subject to the compliance with the conditions outlined below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of pedestrian or 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.

Reason: In the interest of clarity.

2. A). The number of children to be accommodated within the existing and proposed facility shall not exceed 17No. at any one time in order to comply with the parent planning permission for the proposed development, granted under planning appeal reference PL24.243263.
B). Any proposals for intensification of attendance numbers at the site, above those already approved under planning reference 13/169 and An Bord Pleanála reference PL24.243263 shall form the subject of a separate planning application.

Reason: In the interests of clarity and residential amenity of the area.

3. The part of the site used as a preschool facility shall not be separated from the principle residential use of the site. In particular, it shall not be sold or let independently of the main house and, when no longer required for the preschool facility, use of that part shall revert to use as part of the main house.

Reason: In the interest of residential amenity.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member

Date: 15/01/2020

Maria FitzGerald