

An
Bord
Pleanála

Board Direction
BD-008154-21
ABP-309728-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/05/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning of the area, the nature and scale of the proposed development, which would provide a sessional afterschool facility for 4 extra children, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential amenities in the area, and would be acceptable in terms of pedestrian and traffic safety. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board had regard to the small scale of the proposed development and the nature of the use, which facilitates an additional 4 afterschool places, and considered that this would not lead to a significant increase in noise and disturbance, and would be acceptable in terms of residential accommodation.

Furthermore, it is considered that having regard to the limited scale of the facilities proposed, the area of available on the site and nature of the location, the proposed development would not significantly increase the intensity of traffic and would therefore be acceptable in terms of pedestrian and traffic safety.

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. No more than twelve children shall be accommodated in the proposal.

Reason: In the interests of amenity and in view of the limited space available.

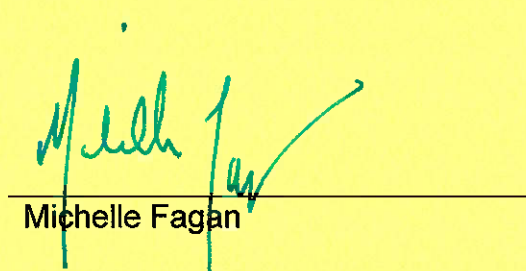
3. The facility shall not operate outside of the hours of 8.00 AM to 6.00 PM.

Reason : In the interests of residential amenity

4. The facility shall function in association with the adjacent facility in the ownership of the applicant.

Reason: In the interests of orderly development and in the interests of traffic safety.

Board Member



Michelle Fagan

Date: 21/05/2021