

**An  
Bord  
Pleanála**

**Board Direction  
BD-015743-24  
ABP-316170-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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.

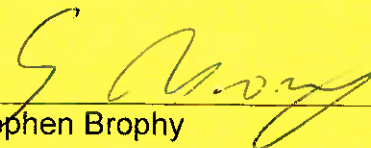
### **Reasons and Considerations**

Having regard to the zoning for the site of the proposed development, the planning history of the site and existing development, the pattern of development in the area, 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 or of property in the vicinity, would be acceptable in terms of traffic and convenience and 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 remove condition no. 2 of the previous planning permission 04/28002 which required the applicant to live on the premises at all times, the Board noted that the applicant did not consider it feasible to provide a separate access for the apartment, and could not be satisfied that the access arrangements associated with the residential accommodation on site were sufficiently independent of the childcare facility to enable free access for a resident while protecting the safety of children on site. The Board therefore considered that a modified condition (3 below) would be appropriate.

## Conditions

1.	<p>The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 09<sup>th</sup> day of February 2023, 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.</p> <p><b>Reason:</b> In the interest of clarity</p>
2.	<p>The number of children to be accommodated within the premises shall not exceed 25 no. at any time on any day.</p> <p><b>Reason:</b> To limit the development in the interest of residential amenity.</p>
3.	<p>The residential accommodation on site shall not be occupied save by the operator or a member of staff of the childcare facility and shall not be sold, conveyed or let – other than to a member of staff – separately from the main property.</p> <p><b>Reason:</b> in the interest of residential amenity.</p>

Board Member

  
Stephen Brophy

Date: 06/03/2024