

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Meath County

Planning Register Reference Number: NA/160116

An Bord Pleanála Reference Number: PL 17.246528

APPEAL by Yvonne Burke of Balbradagh, Robinstown, Navan, County Meath against the decision made on the 6th day of April, 2016 by Meath County Council to grant subject to conditions a permission to Orla Reilly care of Kevin Mulvey of Proudstown Road, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use from a retail unit to a sessional and part-time childcare facility which will operate between 0700 and 1800 hours from Monday to Friday, and cater for up to 21 children with on-site car parking. The application also includes the repositioning and widening of the existing entrance onto public road, connecting to all public services and all ancillary site services, all at Balbradagh, Robinstown, Navan, County Meath.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to location of the site within the graig of Robinstown, and to the pattern of development and availability of on-street and off-street car parking in the vicinity of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the existing property or of property in the vicinity and would be acceptable in terms of 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. 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 21 children shall be accommodated at any one time in the childcare facility and the hours of operation shall be limited to between 0700 and 1800 from Monday to Friday only.

Reason: To protect the amenities of property in the vicinity of the site.

3. No 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 (on the building/within the curtilage of the site) unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

4. The area indicated on the site layout plan received by the planning authority on the 12th day of February, 2016 as 'Yellow Box' shall be kept clear of any obstruction.

Reason: In the interest of clarity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.