An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Tipperary County

Planning Register Reference Number: 16/600557

An Bord Pleanála Reference Number: PL 92.247315

APPEAL by Puckane Community Centre care of Mike Ryan of Ballycraggan, Puckane, County Tipperary against the decision made on the 29th day of August, 2016 by Tipperary County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Temporary portacabin for community use/childcare use at Puckane GAA Ground, Ballycraggan, Puckane, County Tipperary.

DECISION

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The use of the proposed portacabin shall be restricted to community uses included in the further information submitted to the planning authority on the 10th day of August, 2016. The facility may include a childcare facility for pre-school children restricted to use between the hours of 0900 and 1400 from Mondays to Fridays inclusive. The facility shall comply with the 'General Standards' set out in Appendix 1 of the "Childcare Facilities Guidelines for Planning Authorities" issued in June 2001.

Reason: In the interest of clarity and orderly development.

REASONS AND CONSIDERATIONS

Having regard to the planning history of the overall property, the scale and temporary nature of the proposed development, and the ancillary nature of the childcare activities that will take place within what is a building to serve community uses, it is considered that a small scale local childcare service can operate at the location without causing serious injury to the amenities of the area or of property in the vicinity and without contravening the current Development Plan for the area. Condition 2 is therefore amended to allow this possibility.

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.

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

Dated this day of 2017.

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