



Planning and Development Acts 2000 to 2018

Planning Authority: Galway County Council

Planning Register Reference Number: 18/204

Appeal by Gráinne McDonagh of “Teddybear’s Lodge”, 61 Woodlands, Lackagh, Turloughmore, County Galway against the decision made on the 25th day of May, 2018 by Galway County Council to grant subject to conditions a permission to Turloughmore Development Committee care of Paul Feeney Consulting Engineers Limited of Unit 1, Riveroaks Centre, Claregalway, County Galway in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of existing prefabricated structure, and to change its use to a Montessori school, also to retain the building used as a "Men's Shed" on the same site at Knockdoemore, Lackagh, County Galway.

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 the village centre location where local community facilities and services are clustered together, the range and extent of parking facilities and space for vehicular and pedestrian circulation, visibility in both directions along the Regional Road R354 at the road frontage and, the low rate of trip generation attributable to the proposed development, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the amenities of the area, would constitute orderly development, would not lead to endangerment of public safety by reason of traffic hazard due to conflicting traffic movements or obstruction of other road users, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars, lodged with the application and as amended by the further plans and particulars submitted to the planning authority on the 30th day of April, 2018, 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. The grant of permission shall cease on or before five years from the date of this Order unless a prior grant of permission has been obtained. The use shall cease, and the structures shall be removed unless a prior grant of permission for retention of the structures and continuation has been obtained.

Reason: In the interest of clarity.

3. The number of children cared for on the premises concurrently and the facilities provided shall accord with the recommendations and standards set out in: "*Childcare Facilities: Guidelines for Planning Authorities*" issued by the Department of the Environment and Local Government in June 2001.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

4. A secure outdoor play area shall be provided for the use of children attending the childcare facility, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity and safety.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to that specified in the application unless otherwise authorised by a prior grant of planning permission.

Reason: In the interest of clarity.

6. No advertisement or 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 within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interests of visual amenity and orderly development.

7. Water supply and drainage arrangements, including the disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

Paul Hyde

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

Dated this day of 2018.