



Planning and Development Acts 2000 to 2018

Planning Authority: Wexford County Council

Planning Register Reference Number: 20180497

Appeal by Discovery Land Crèche and Montessori Limited care of Gary Morris Building Surveyor and Design of Forth Mountain, Seaview, Wexford against the decision made on the 8th day of June, 2018 by Wexford County Council to refuse permission for the proposed development.

Proposed Development:

Permission for the change of use from domestic dwelling house to Childcare and ancillary rooms including office, staff canteen, sensory room and storage room; minor alterations to external elevations including an entrance porch; provide outdoor play space and connect to existing outdoor space to rear of number 14 Newlands; all changes to allow for improvement of and connection to the existing facilities at adjacent Discovery Land Childcare centre (situated at 14 Newlands) and all associated site works to improve and provide additional car parking spaces.

13 Newlands, Coolcotts, Wexford.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area and would be acceptable in terms of traffic and pedestrian 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. The number of children to be accommodated within the premises (number 13) and at the adjacent childcare facility at number 14 Newlands shall not exceed 43 number at any time on any day or 43 number in any session in both properties.

Reason: To limit the development in the interest of residential amenity.

3. The proposed childcare facility shall not operate outside the period of 0730 to 1830 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no further advertisement signs (including any signs installed to be

visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the building or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area, and to allow the planning authority to assess any such further signage or advertisements through the statutory planning process.

5. A plan containing details for the management of waste/recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste/recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste/recyclable materials in the interest of protecting the environment.

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

Dated this day of 2019.