

An
Bord
Pleanála

Board Order
ABP-315125-22

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 22/1135

Appeal by Ursula Regan care of Greg Jackson of Propdev Limited, 23 Mount Auburn, Bryanstown, Drogheda, County Louth against the decision made on the 21st day of October, 2022 by Meath County Council to refuse permission for the proposed development.

Proposed Development: The proposed development will consist of increased childcare capacity to 72, revised opening time to 7am, and revised on-site parking and drop-off arrangement and new one-way site entry and exit layout to facilitate the capacity change, and all associated site works at Daisychain Childcare Facility, 4 Blackbush Lane, Drogheda, 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.

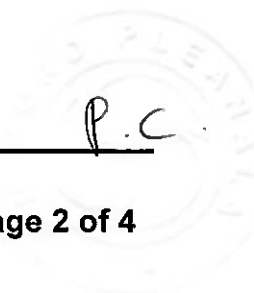
Reasons and Considerations

Having regard to the policies and objectives of the Meath County Development Plan 2021-2027, the existing use of the site and its location relative to residential areas, schools, the Town Centre and public transportation, 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 locality, would not create a traffic hazard and would constitute an acceptable form of development at this location. 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 proposed development shall be amended as follows:
- (a) No additional parking spaces (surface or stacked) beyond that permitted under Planning Authority Reference Number SA50496.
 - (b) The footprint of the existing outdoor play area shall not be reduced, to safeguard the amenity value of this area. The area shall be segregated from the parking area.
 - (c) A minimum of two number standard drop-off bike spaces, one number extra-long drop off bike space and one number staff bike stand shall be provided at the site. Prior to the commencement of development, a revised layout plan inclusive of bike parking shall be agreed in writing with the planning authority.
 - (d) Staggered drop-offs, as per the plans and particulars submitted, shall be implemented to reduce congestion on the surrounding road network.

Reason: To control car parking and traffic movements, and to support sustainable transport modes.

3. The childcare facility shall have maximum capacity of 72 number children and shall be operated in accordance with the plans and particulars submitted.

Reason: In the interest of clarity.

4. The childcare facility shall not operate outside the period of 0700 to 1800 hours Monday to Friday inclusive, and shall not operate on Saturdays, Sundays or public holidays.

Reason: In the interest of residential amenity.

Patricia Calleary



Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *28* day of *March* 2024