

Planning Permission is sought for single storey childcare crèche facility (floor area 128.69 sq.m) with 2 No. 2000mm x 700mm & 1 No. 2750mm x 950mm signs with back lighting and all associated site works. This application was granted previously under planning application reference number 04/1371 at Callenders Mill, Celbridge, Co. Kildare – Paul Carr – 17/711

Schedule 1 – Considerations and Reasons on which this Decision is based as required by Article 31 of the Planning and Development Regulations 2001.

Having regard to the nature and design of the proposed development, the character of adjoining development, it is considered that, subject to compliance with the conditions attached, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the proper planning and sustainable development of the area.

Schedule 2 – Conditions

1. The development shall be carried out in accordance with the documentation received by the Planning Authority on 19/06/17 and as revised on 14/09/17 except as amended by conditions hereunder.

Reason: To enable the Planning Authority to check the proposed development when completed, by reference to approved particulars.

2. The hours of operation for the crèche facility hereby permitted shall be within the timeframe of 7.30am to 6.00pm, Monday to Friday.

Reason: In the interests of residential amenity.

3. The total number of children attending the childcare facility shall not exceed 30.

Reason: To avoid congestion at this location and in the interests of residential amenity.

4. No further advertisement or advertisement structures, other than the 3 no. signs indicated on the elevation Drawing No. 302 the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations, 2001-2017 shall be displayed or erected (on the building/within the curtilage of the site) without the benefit of a prior grant of permission.

Reason: In the interest of visual amenity.

5. No surface water runoff from the site shall discharge onto the public road.

Reason: In the interest of traffic safety.

6. All surface water, rainwater and storm water from the development shall be collected on site and disposed of to the surface water system.

Reason: In the interest of public health, and of pollution control.

7. The developer shall erect appropriate warning signage during the construction period in the vicinity of the proposed site entrance for the benefit of all those passing the entrance and those entering and exiting from the site.