

26<sup>th</sup> March 2008

**To: The Cathaoirleach & Each Member of Westmeath County Council**

**Re: Construction of childcare facility and associated site works at Market Hill, Ballymore**

Dear Cathaoirleach & Members,

**Site/Location;**

The site is located in the village of Ballymore to the rear of the Market Hill housing development and overlooking the green open space area. The site is located within the development boundary of the village.

**Description of nature and extent of the proposed development;**

Dormer style building to accommodate a childcare facility; gross floor area 288sqm / 3,100sqft.

**Observations/Submissions;**

None received.

**Policies/Objectives;**

**Westmeath County Development Plan 2008**

**7.4.5 Childcare**

The requirements and standards for Childcare facilities is set out under Section 7.4.5 of the Westmeath County Development Plan 2008 and this development is considered to be in accordance with the adopted policy. A copy of the policy is included on the planning file.

**Referrals;**

The application was advertised locally in the Westmeath Examiner (29/12/2007) and also by placing a site notice at the site. The application was referred to the following:

**Area Engineer** - Conditions recommended.

**HSE** - Conditions recommended.

**DoEHLG** – No response to date.

**An Taisce** – No response to date.

No other reports/comments received.

**Need:**

The need for this development arises as a result of the responsibility of the Local Authority to provide a childcare facility within an existing housing estate.

**Issues:**

In relation to all applications for childcare facilities, as per the above policy within the CDP, information with regard to the nature of the facility and number of children to be catered for has not been clarified. The following information is outstanding:

- Nature of the facility;
  - Full day care
  - Sessional
  - Drop In
  - After School Care
- Numbers of children being catered for and number of staff (part time and full time),
- Parking provision for both customers and staff - \*parking provision indicated for 6spaces appears to be appropriate although cannot be determined without number of employees on location.
- Proposed hours of operation.

It is considered that the principle is acceptable and the outstanding information can be conditioned accordingly.

**Evaluation of consistency with the proper planning and development of the area having regard to the provisions of the Development Plan;**

Subject to adhering to the advised conditions, the proposal is considered to be in accordance with adopted policy.

**Recommendation;**

It is recommended that this development should be proceeded with, in accordance with the submitted drawings and subject to the following;

1. Development shall be carried out strictly in accordance with the submitted plans and details except for any alterations or modifications specified below.
2. Prior to the commencement of development works submit details for written agreement with the Planning Authority indicating the number of children to be accommodated at the proposed crèche, proposed staff numbers and hours of operation.
3. The garden/external play area of proposed crèche shall be fenced with all doors/gates adequately secured. The roadside areas shall be properly guarded and the outdoor area shall be free from poisonous plants/berries.
4. The requirements of the Area Engineer.
5. The requirements of the Health Service Executive.

**Daniel McLoughlin**  
**County Manager**