



Board Direction

Ref: 06D.246424

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, July 2016.

The Board decided to consider this file de novo and to grant permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development as indicated in the documentation submitted in the initial application received by the planning authority on 3rd, July 2015 and to the established character and pattern of development in the vicinity of the site it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of adjoining dwellings or the amenities of the area and would be in accordance with the proposer 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 on 3rd July 2015, 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 granny flat shall be used solely for that purpose, shall not be sold or let as an independent living unit, and shall revert to use as part of the main dwelling on the cessation of such use.

Reason: To protect the amenities of property in the vicinity.

3. 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 and to ensure a proper standard of development.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid within one month of the date of this Order, or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member: _____ Date: 5th, July 2016
Paddy Keogh

Note: The Board considered that having regard to the limited physical changes of the revised proposal submitted by way of further information to the planning authority when compared with the proposal submitted with the original application and to the lack of consequential material impacts resulting for neighbouring properties, the original design proposal submitted at the time of the making of the application would not adversely impact on the residential and visual amenities of neighbouring properties, would not set an undesirable precedent for similar types of development in the area, would be in accordance with the provisions of the current Dún Laoghaire-Rathdown County Development Plan, and would otherwise be in accordance with the proper planning and sustainable development of the area.

[Please issue a copy of Board Order with Inspector's Report]