



Board Direction

Ref: PL06D.245540

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

The Board decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in the reasons, considerations and conditions set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the proposed development in an area zoned 'to protect and/or improve residential amenity' in the Dun Laoghaire Rathdown County Development Plan 2010 – 2016, to the pattern of development in the area and the existing residential use of the site and subject to the conditions set out below it is considered that the proposed development would not give rise to traffic hazard or injury to residential amenity and would otherwise accord 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 as amended by the further plans and particulars submitted to the planning authority on the 10th day of August 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 two apartments on first and second floor the subject of this application shall each be used as a single dwelling unit only.

Reason: In the interest of residential amenity.

3. Within three months of the date of this order the applicant shall mark out on site the two car parking spaces shown on drawing number 156042/10 submitted to the planning authority on the 10th August 2015.

Reason: To ensure adequate parking provision in accordance with County Development Plan standards.

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 prior to the commencement of development 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: 05.01.16
Paul Hyde