



Board Direction

Ref: 11.245694

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19th, February 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided (by a majority of 2 : 1), based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 11 as follows:

- (11) Std. S. 48 and Reason specified in the amount of €6627.00

Amend condition number 12 as follows:

- (12) Std. S.48 and Reason (shortfall in car parking) in the amount of €4500.00

REASONS AND CONSIDERATIONS

The Board considered that the proper application of the Laois County Council Development Contribution Scheme 2013 – 2017 should involve the payment of a financial contribution towards public service and infrastructure benefitting the development levied on the basis of a single residential unit (being the additional residential accommodation/unit being proposed in the current application) plus 45 sq.m. proposed (new) commercial floor space and 80 sq. m. of commercial floor space to be retained. Thus, a financial contribution in the total sum of €6627.00 should be levied under condition number 11. This amount being €2667.00 for a single new residential unit (€4000.00 less 33% discount given the location within the town centre) plus €3960.00 (being 45 sq. m. new commercial floor space @ €24.00 per sq. m. = €1080.00 plus 80 sq. m. commercial floor space to be retained @ €36.00 per sq. m. = €2880.00)

The Board considered that the proper application of the Laois County Council Development Contribution Scheme 2013 – 2017 would involve the payment of a financial contribution in the sum of €4500.00 being a contribution in lieu of a shortfall in car parking provision of 9 spaces (calculated on the basis of Development Plan Standards of 11 spaces less 2 spaces being credit for the original residential accommodation/unit associated with the existing B& B use)

Board Member: _____
Paddy Keogh

Date: 4th, March 2016