



## Board Direction

Ref: **PL09.245780**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> March 2016. The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided, in accordance with the reasons and considerations set out below, that the planning authority be directed to amend Condition 20 as follows:

20. Section 48 Specified (€13,306)

### REASONS AND CONSIDERATIONS

Having regard to the nature of the development to be retained as described in the public notices and as permitted, and to the provisions of the Kildare County Council Development Contribution Scheme 2011 – 2018, the Board is satisfied that the development comes within the scope of Section 12(c)(iv) of the scheme, in the particular circumstances of this case. Development contributions in respect of the house in question have been paid in full. The Board generally concurred with the planning authority's initial approach in this particular instance, in applying the requirement for development contributions to the extended area only.

The Board is satisfied that the domestic leisure area and connecting walkway (less 40 m<sup>2</sup>) should be charged at the residential extension rate of €74.64/m<sup>2</sup>, and that the ground floor shed and car port would be appropriately charged at the miscellaneous rate of €27.51/m<sup>2</sup>.

### Summary of Development Contributions

Element of Development	Area	Rate	Total
domestic leisure area	95 m <sup>2</sup>		
connecting walkway	28 m <sup>2</sup>		
less 40 m <sup>2</sup>	-40 m <sup>2</sup>		
	83 m <sup>2</sup>	€74.64/m <sup>2</sup>	€6,195
shed	200 m <sup>2</sup>		
car port	58.5 m <sup>2</sup>		
	258.5 m <sup>2</sup>	€27.51/m <sup>2</sup>	€7,111
			€13,306

Board Member: \_\_\_\_\_ Date: 16<sup>th</sup> March 2016

Fionna O' Regan