



## Board Direction

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**Ref: PL29N.245926**

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 4<sup>th</sup> 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 Development Plan objectives for the area, the nature and scale of the proposed domestic extension and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development of a contemporary design would be in accordance with the development plan, would not detract from the integrity of the residential conservation area or integrity of Protected Structures therein, would not injure the amenities of residents in the area and would be acceptable in terms of open space and traffic safety. The proposed development would therefore be in accordance 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 and as amended in the revised plans and particulars lodged to the planning authority on 29<sup>th</sup> October 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

- 2 The first floor balcony layout shall be modified such that the balcony side screening shall be wrapped around onto the southern edge of the balcony for a distance of at least 1m in order to enhance the privacy of no. 84 Clontarf Road to the south.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

- 3 Water supply and drainage arrangements, including 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 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 is applied to the permission.

Board Member: \_\_\_\_\_ Date: 04.05.16  
Paul Hyde