



Board Direction

Ref: 29S.246055

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th, April 2016.

The Board decided 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 location and the limited scale and size of the proposed first floor extension, it is considered that the proposed development is not excessive in mass and overbearing on the adjoining property, does not give rise to injury to the residential amenities of adjoining dwellings by reason of overlooking and does not constitute overdevelopment of the site. Accordingly, it is considered that the proposed development would not seriously injure the amenities of neighbouring dwellings or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS.

1. Std. P and P (Retention)

2. 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 3 months 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: 20th, April 2016
Paddy Keogh