



Board Direction

Ref: 17.247038

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd, November 2016.

The Board decided (by a majority of 2 : 1) 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 residential zoning objective relating to the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. 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, 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. Water supply and drainage arrangements, including the attenuation and 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.

3. Details of all boundary treatment, including boundary treatment along the new internal access driveway, shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of residential and visual amenity.

4. The developer shall be responsible for the full costs of repair in respect of any damage caused to the adjoining public road arising from construction works and shall carry out such repairs to the satisfaction of the planning authority or pay the planning authority the cost of repairing such damage.

Reason: In the interest of orderly development.

5. 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, as amended. The contribution shall be paid prior to 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, 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: 22nd, November 2016
Paddy Keogh

Note: The Board noted the concerns of Irish Water in relation to water supply to serve the proposed development. However, the Board considered that given the characteristics and context of the site a single additional dwelling at this location would not have significant precedent value. Furthermore, the Board noted that the planning authority had not included deficiencies in water supply as a refusal reason in their decision.

[Please issue a copy of Board Direction with Board Order]