



Board Direction

Ref: 11.247390

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th, January 2017.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition number 17 and reason as follows.

(17) Std. S.48 specified in the sum of €23,652.00

REASONS AND CONSIDERATIONS

It is considered that the planning authority properly applied the terms of the Laois County Council Development Contribution Scheme 2013-2017, which does not provide for any exemptions or reductions in relation to development by Irish Water; but that the calculation of the financial contribution by the planning authority, based on the stated floor area of the new water treatment plant building, did not take account of floor area of buildings to be demolished, as provided for under the heading 'Demolition and Rebuild' within section 6.5 of the Scheme. It is estimated that 42m² of buildings are to be demolished, and that 699m² of new buildings are proposed for construction. On the basis of these calculations, a development contribution is payable on 699m² (minus) 42m² = 657m². At the rate of €36 per m², it is calculated that the amount of contribution required by Condition 17 should be 657m² x €36 = €23,652. Condition 17 of permission ref. 16/220 should be accordingly amended to reflect this reduction in the amount of development contribution to be paid to Laois County Council.

Board Member: _____ Date: 10th, January 2017
Paddy Keogh