



## Board Direction

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**Ref: 29S.247575**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15<sup>th</sup>, March 2017.

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 Z15 zoning objectives for the site and the pattern of land use in the vicinity, including the established nature of the Royal Hospital, Donnybrook and to the temporary nature of the proposed development it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity or adjoining the site and would not be prejudicial to public health. 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 by the further plans and particulars received by An Bord Pleanála on the 14th day of December, 2016, 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 interests of clarity.

2. This permission shall be for a temporary period of five years only from the date of this order. The pre-fabricated structure and all associated works shall then be removed from site unless prior to the end of the period permission for their retention shall have been granted.

**Reason:** To allow for a review of the development having regard to the circumstances then pertaining and in the interest of 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.

4. Std. CMP (incl. Hours of construction) and Reason

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: 15<sup>th</sup>, March 2017  
Paddy Keogh

Note: The Board was satisfied that there was adequate clarity in relation to the proposed development vis-à-vis the internal circulation road based on the submissions on file, and that the recommended Condition No. 3 in the

Inspector's report was not necessary in the interests of residential amenity or road safety.