



## Board Direction

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**Ref: 19.247953**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup>, May 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 nature and scale of the development, its location and the pattern of development it is considered that the development would not injure the amenities of the area or property in the vicinity and the development as constructed and proposed would not be contrary to 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, as amended by the further plans and particulars submitted on the 2<sup>nd</sup> of September, 2016 and the 13<sup>th</sup> of December 2017, 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. The proposed balcony shall be omitted. There shall be no access onto the flat roof above the shed to be retained except for maintenance purposes. The proposed French door shall be replaced by a window to match the style and dimensions of the immediately adjacent window on the same first floor elevation. The proposed wall at first floor level alongside the proposed balcony area shall be omitted.

**Reason:** In the interests of the protection of residential amenities.

3. 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: 5<sup>th</sup>, May 2017  
Paddy Keogh