



An
Bord
Pleanála

Board Direction
BD-000209-18
ABP-300390-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18th April 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning objective and permissible use of the site as set out in the Maynooth Local Area Plan 2013-2019, and the pattern of development in the neighbourhood, the Board is satisfied that the proposed development will not give rise to serious injury to the residential amenity in the vicinity.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted the concerns raised regarding the location of the bin store in the rear lane but considered that alternative options are available and that the proposed development would not have an unacceptable impact on the amenity of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application as amended by the drawings (or further plans and particulars) received by the planning authority on the 24th of

August, 2017, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The bin store is to be located as per drawing number A6-001 received by the Planning Authority on 24th August 2017.

Reason: In the interest of public health and to ensure a proper standard of development.

3. a. 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.
b. Grease traps shall be fitted in accordance with the requirements of the Public Authority.

Reason: In the interest of public health and to ensure a proper standard of development.

4. Details of the proposed system for odour control to be submitted to the public authority for their written approval.

Reason: In the interest of public health and to ensure a proper standard of 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. The contribution shall be paid prior to the 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 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: 18/04/2018

Michelle Fagan