



An
Bord
Pleanála

Board Direction
BD-001003-18
ABP-301269-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2018.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the fact the proposed development represents the partial change of use of an existing premises which will not result in any significant intensification of use that currently exists on the subject site, would result in less carparking requirements, and is in accordance with the current development plan zoning objective for the area as stated in the Sallins Local Area Plan 2016, it is considered subject to the conditions set out hereunder the proposed change of would be in keeping 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 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 interests of clarity

2. This permission relates to the change of use of a part of a premises granted under planning reference number 04/1324, and the applicant shall comply in full with all the terms and conditions relating to surface water collection, drainage and flood attenuation of the parent permission reference number 04/1324.

Reason: In the interest of clarity and

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: 28/08/2018

Paul Hyde