



An
Bord
Pleanála

Board Direction
BD-003560-19
ABP-304393-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/07/2019.

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 existing zoning objective for the area which seeks to protect the residential character of inner city residential neighbourhoods, the pattern of development in the vicinity and the scale, nature and design of the extension proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted on the 20th day of March, 2019, 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 interest of clarity.

2. 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. A report from a suitability qualified person confirming that satisfactory drainage connection arrangements have been carried out shall be submitted to the planning authority within two months of the date of this order.

Reason: In the interest of public health.

3. A site specific flood risk assessment shall be submitted to and agreed in writing with the planning authority within two months of the date of this order.

Reason: In the interest of public health.

4. 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: 15/07/2019

Michelle Fagan