



An  
Bord  
Pleanála

**Board Direction**  
**BD-006596-20**  
**ABP-307480-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/09/2020.

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 design and scale of the development proposed for retention and the pattern of development in the area, it is considered that the development proposed for retention, subject to compliance with the conditions set out below, would not seriously injure the visual amenities of the area or the residential amenities of adjoining property. The development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. Planpartic

Reason: In the interest of clarity.

2. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and

services. No surface water shall be allowed to discharge outside of the site boundaries.

Reason: In the interest of public health.

3. The structure which for retention is sought shall be used ancillary to the enjoyment of the existing dwelling house and shall not be used as, sold, leased or rented as a residential unit independent of the main dwelling house on site.

Reason In the interests of orderly development.

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 within three months of the date of this Order 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:** 01/10/2020

---

Terry Prendergast