

An
Bord
Pleanála

Board Direction
BD-011206-22
ABP-312509-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/08/2022.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

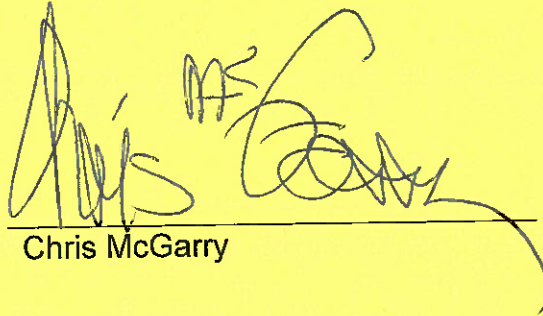
Remove condition No. 2

Reasons and Considerations

Having regard to the nature and extent of the proposed development as set out in the documentation submitted with the application and appeal, to the submissions on file from all parties and to the content of the Limerick City and County Development Contribution Scheme 2022, it is considered that the proposed change of use would not lead to the need for new or upgraded infrastructure/services, nor would it entail a significant intensification of demand placed on existing infrastructure. In this regard it is considered that the proposed change of use is exempt from the requirement to pay a contribution in accordance with the terms of the current applicable Development Contribution Scheme made under Section 48 of the Planning and Development Act, as amended.

In deciding not to accept the recommendation of the Inspector to amend condition no. 2, the Board considered the totality of the documentation on file and to the content of the current applicable Development Contribution Scheme and determined that while the change of use may lead to increased commercial activity at the subject premises, it would not be such as would lead to a significant intensification of demand placed on existing infrastructure, nor would it lead to the need for new and/or upgraded infrastructure/services.

Board Member:



Chris McGarry

Date: 31/08/2022