

An  
Bord  
Pleanála

**Board Direction**  
**BD-012568-23**  
**ABP-314266-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

**Amend** Condition number 2 as follows:

The developer shall pay to the planning authority a financial contribution of €2,447.13 (two-thousand four-hundred and forty-seven euro and thirteen cents) 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. The application of any indexation required by this condition 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.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the

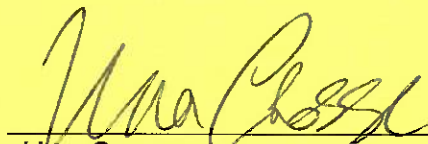
Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Remove** Condition number **3** and Condition number **4** for the reasons and considerations set out below.

### **Reasons and Considerations**

Having regard to the pattern of development in the vicinity, to the design, built form and scale of the proposed development, it is considered that the extension, as originally proposed, would not seriously injure the visual or residential amenities of the area and would not conflict, in a material way, with the provisions of the Dublin City Development Plan 2022-2028.

**Board Member:**

  
Una Crosse

**Date:** 26/06/2023