

An
Bord
Pleanála

Board Direction
BD-014301-23
ABP-314329-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

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

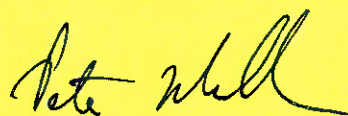
Having regard to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential amenities of the area or of property in the vicinity, would be compatible with the layout and operation of the existing car park and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be carried out and completed in accordance with the plans and particulars 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. |
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	Reason: In the interest of clarity.
2.	<p>The 2 no. pay-to-use units hereby permitted shall be located as indicated on the Site Layout Map submitted to the Planning Authority on the 24th May 2022.</p> <p>Reason: In the interest of clarity.</p>
3.	<p>Within six months of the cessation of the use of the pay-to-use units hereby permitted, the pay-to-use units shall be removed from the site.</p> <p>Reason: To protect the amenity of the area.</p>
4.	<p>The prior to the commencement of the development, the developer will agree hours of operation with the Planning Authority.</p> <p>Reason: In order to safeguard the residential amenities in the vicinity.</p>
5.	<p>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.</p> <p>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.</p>

Board Member



Date: 25/10/2023

Peter Mullan