



## Board Direction

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**Ref: 06S.RP2120**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 14<sup>th</sup>, 2016.

The Board considered that the scheme had been correctly applied by the Planning Authority and determined that the sum to be paid under Condition 3 of An Bord Pleanála reference number PL06S.243797 should be €1,701 for the reasons and considerations set out below.

### Reasons and Considerations

Having regard to:

- a) section 48 of the Planning and Development Act 2000 (as amended),
- b) the South Dublin County Council Development Contribution Scheme 2013-2015, which requires payment at the commencement of development, based on the permission under implementation, and which makes no express provision as to how matters of retention should be addressed,
- c) An Bord Pleanála appeal reference number PL06S.243797 (planning authority register reference number SD14A/0130), including condition number 3 of that grant of permission, which permission was granted on the 7<sup>th</sup> day of May 2015,
- d) the submissions on file including the Planning Authority correspondence regarding the amount of contribution owing, and
- e) the planning history of the site,

the Board considered that the scheme had been correctly applied by the Planning Authority and determined that the sum to be paid under Condition 3 of An Bord Pleanála reference number PL06S.243797 should be €1,701, i.e., 20 square metres X €85.06. The Board considered that a contribution had been paid for a 304 square metre dwelling under SD10A/0021 under an earlier Development Contribution Scheme but that a materially different dwelling house of 324 square metres was constructed in an alternative location. Having regard to the planning history of the site the Board

considered it appropriate that a contribution for the 20 square metres of additional floor area should apply.

Board Member: \_\_\_\_\_ Date: September 21<sup>st</sup>, 2016  
Nicholas Mulcahy