



Board Direction

Ref: 15.RP2133

The submissions and documentation on this file and the Inspector's report were considered at a Board meeting held on 25th January 2017.

Generally in accordance with the recommendation of the Inspector, the Board determined that the terms of the Louth County Council Development Contribution Scheme had been correctly applied, in accordance with the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

In coming to its conclusions, the Board had regard to the following:

- (a) the provisions of Sections 34 and 48 of the Planning and Development Act, 2000, as amended,
- (b) the provisions of the Louth County Council Development Contribution Scheme (February 2004) including Table 4 of Appendix A setting out the level of general contributions for non-residential development in respect of roads, water, sewerage and recreational community facilities and amenities, and the rates payable per square metre of development, as applied to warehousing and to general commercial development,
- (c) planning authority register reference number 04/441 in respect of an application made in April 2004 for a distribution facility of 16,287 m² and attached office block of 1,214 m², and the nature of conditions 5 and 6 attached to the permission under 04/441, which required the developer to pay to the planning authority specified financial contributions towards the cost of provision of public services and community, recreational and amenity facilities; these contributions were to be paid in full before the commencement of development unless otherwise agreed in advance with the Council,
- (d) the specific sums set out in Conditions 5 and 6, which were in accordance with the rates set out in the Development Contribution Scheme for the nature and scale of the development permitted,
- (e) the alternative payment arrangements that were made with the Council, and the payment of the contributions in full,

- (f) planning authority register reference number 98/986 in respect of site development works for a proposed industrial development, and the conditions attached, and
- (g) the submissions on file and the report of the Inspector.

The Board concluded that the terms of the Development Contribution Scheme were correctly applied by the planning authority; furthermore, all contributions were paid in full following agreement by the Council to alternative payment arrangements, and it is considered that there is no other matter under conditions 5 or 6 that comes within the remit of the Board under Section 34(5) of the Planning and Development Act, 2000, as amended.

Board Member: _____ Date: 26th January 2017
Fionna O' Regan