



An
Bord
Pleanála

Inspector's Report

301866-18

Development	Change of use from vacant units permitted as medical consultant/office use (under reg ref. 4260/07) to residential use in the form of 3 apartments at basement level.
Location	49-51 Parnell Square, Dublin 1
Planning Authority	Dublin City Council.
Planning Authority Reg. Ref.	2591/18
Applicant(s)	Antoin Conroy
Type of Application	Permission
Planning Authority Decision	Refuse
Type of Appeal	First Party v Refusal
Appellants	Antoin Conroy
Date of Site Inspection	8 th November 2018
Inspector	Suzanne Kehely

1.0 Site Location and Description

- 1.1. The development site relates to the basement level of a four storey over basement block which extends across the former premises at 49-51 Parnell Square West, opposite the entrance to the Rotunda Hospital. The site was redeveloped in 2000 when the entire block was constructed. The façade replicates the original plot and building typology fronting Parnell Square in terms of retaining 3 independent entrances at basement and ground level, whereas the side elevation on Granby Row is contemporary. The upper floors are laid out as apartments (13 in total) with a single shared entrance through the main door at no.50 from where the stairwell and lift core are accessed and provide access to the basement and upper levels at 49-51. A roof garden is located at the top of the building and is accessed from the top of the stairs. It was not open at time of inspection.
- 1.2. The basement is vacant and presently laid out in open plan office/consulting room type accommodation with independent access to a rear shared courtyard/lightwell onto which a separate medical practice overlooks at basement level to the rear. There is also access to the basement *sous terrain* from where the street level is accessed via steps. There are three gates and entrances at this level and it is presently shared space. These street level gates were locked and access was confined to the main door at 50 and the internal stairwell.
- 1.3. The upper floor apartments are presently occupied by residential clients of the Dublin Simon Community who operate a range of services for homeless people. The ground floor is presently occupied by medical consultants and an art gallery. The premises appear in good order and quite well maintained.
- 1.4. There is a bus stop outside the most southern plot.no.51.

2.0 Proposed Development

- 2.1. The proposed development is for a change of use from permitted medical/office use to three residential units which will involve mainly internal works and the breaking out of a window opening in the courtyard to the rear and division of external space to front and rear. No alterations are proposed to the façade other than divisions of the basement courtyard. The apartment accommodation comprises:

- Apartment 1- 1 bed @78 sq.m. with 27 sq.m. private external space.
- Apartment 2 – 1 bed studio @37 Sq.m. with 16 sq.m. private external space.
- Apartment 3 -2 bed @ 88 sq.m. with 23 sq.m. private external space.

2.2. The application is accompanied by a planning report. It is explained that:

- The use is for the expansion of the Simon service to provide accommodation for homeless people. Letter attached from Dublin Simon Community stating they have a requirement for residential accommodation in the area.
- There has been a change in standards since the decision to omit residential units in the case of 4260/07.
- Units are 'own door' from street and have direct connection with existing apartments which is a significant opportunity.
- Use is compliant with zoning and quantitative standards.
- There is no requirement or need for car parking.
- Acknowledges deficiency of natural daylight standards, accordingly the scheme compensates with floor area and floor to ceiling height.
- Weighing up all considerations is permitted in the new apartment guidelines.
- It is believed that the occupancy, location, scale and quality of apartments on balance represent a suitable and appropriate use of floor space in this instance.

3.0 Planning Authority Decision

3.1. Decision

3.1.1. The planning authority issued a notification of a decision to REFUSE permission for the following reason:

- Having regard to the location of the proposed apartments below street level, the proposed provision of a **single aspect, east facing studio apartment at basement level, which would rely on a circulation area below street level** for private open space and **the use of constricted light wells to provide private**

open space and natural light to habitable rooms below street level, would result in substandard development which would be contrary to the provisions of the current Dublin City Development Plan 2016-22 including section 16.10.1 in relation to natural light, aspect and sunlight penetration. The proposed development would therefore be seriously injurious to the residential amenities of future occupants and to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. The planning report refers to:

- The planning history and previous refusals for similar apartments as part of reconstruction of the of the site and building of a mixed-use development.
- The location of the site in a conservation area requires special care.
- No objection to use in principle in context of history, nature of use and conservation objectives.
- Apartments should provide for an adequate standard of development including natural light.
- The updated Sustainable Urban Housing: Design Standards for New Apartments, (2018)
- Sections 16.10.3 and 16.10.1 of the Development Plan which relate to open space and daylight, such as, the need for natural light into habitable rooms and open spaces.
- The proposed studio apartment has a floor area of 37 sq.m. which is the minimum requirement for a studio. It is noted that the proposed apartment is conveniently located in the city centre and adjacent to public transport however there is concern regarding the level of residential amenity and natural light to this apartment which is single aspect east facing and situated below street level. Other than a hot press no internal storage is shown to the unit, however a 9 sq.m. undercroft storage area is below the public footpath adjacent to the apartment entrance. No private open space is shown other than the 16 sq.m. entrance courtyard which is below street level and essentially comprises circulation space

- There is concern about the levels of natural light also in the habitable rooms and areas of open space for the one bed apartments.
- While permission has been granted for similar basement development they would usually have access to natural light and amenity space to the rear of the building. In this case the courtyards to the rear are surrounded by a variety of levels notable a four storey building to west of courtyard the first-floor extension to the no.51 also projects partly over the rear courtyard thereby limiting light to apartment 3.
- There is concern regarding the level of residential amenity to these apartments and the precedent the proposal would set in this regard.
- Development objectives for the area and standards for apartments.

3.2.2. Other Technical Reports

Drainage: no objection subject to conditions

Roads, Streets, Traffic: No objection

3.3. **Objections**

3.3.1. None

3.4. **Prescribed Bodies**

3.4.1. TII: No report on file but the PA refers to S.29 contribution.

3.4.2. No response from Irish Water, DoAHG, an Taisce, Heritage Council, Arts Council, Failte Ireland or NTA.

4.0 **History – 49, 50 and 51 Parnell Square**

4.1. PA ref: 3688/99 refers to permission for a four storey office building which required the basement to commercial use to be subject to further permission and to be widely accessible to public and that the basement use contributes to a lively street frontage in the interest of creating an appropriate mix of uses.

- 4.2. PA ref: 4167/03 refers to permission for reconstruction and extension of premises at 49, 50 and 51 for 13no. one bed apartments. (2 live/work) a permission was sought for 16 apartments but:
- 3 apartments omitted at basement level
 - 3 two beds changed to 3 one beds
- 4.3. PA ref: 2137/04 refers to a refusal for two no. two-bed and one studio at basement level on grounds of
- Inappropriate mix inconsistent with O’Connell street rejuvenation plan
 - Seriously deficient in natural light
- 4.4. PA ref: 4820/05 refers to refusal for further intensification development above basement level.
- 4.4.1. PA ref: 4260/07 refers to grant of permission for medical use at basement level (the subject of this appeal)
- 4.4.2. PA ref: 2701/08 refers to refusal of permission for signage.

5.0 Policy Context

5.1. National Context - Housing Standards

- 5.1.1. The Dublin City Development Plan seeks to build upon statutory guidance as contained in:
- Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities’ (2007),
 - Delivering Homes Sustaining Communities – Statement on Housing Policy (2007),
 - Sustainable Urban Housing: Design Standards for New Apartments (2015),
 - Sustainable Residential Development in Urban Areas’ with an associated ‘Best Practice Urban Design Manual’ (2008).
- 5.1.2. Since the adoption of the plan apartment guidelines were updated in March 2018 which emphasise a performance based assessment criteria approach. The National

Planning Framework replaces the national spatial strategy and remains focussed on consolidating development in serviced areas.

5.2. **Development plan objectives for site and apartments**

5.2.1. The site is in zone z8 where it is an objective 'to protect the existing architectural and civic design character and to allow only for limited expansion consistent with the conservation objective. The site also lies within a conservation area (hatched red) being part of the North City Georgian core but is outside the designated ACA and governance of the Special Planning Control Scheme for O'Connell Street which extends to the Rotunda Hospital on the opposite side of the road.

5.2.2. Section 5. 5..5 refers to good property management

- QH16: To promote efficient and effective property management in order to secure the satisfactory upkeep and maintenance of communal areas and facilities in the context of the Multi-Unit Developments Act 2011, the Property Services (Regulation) Act 2011 and the establishment of the Property Services Regulatory Authority.
- QH17: To support the provision of purpose-built, managed high-quality private rented accommodation with a long-term horizon.
- Section 5.5.6 refer to apartment building and which is envisaged as typology to facilitate sustainable urban densities
- QH18: To promote the provision of high-quality apartments within sustainable neighbourhoods by achieving suitable levels of amenity within individual apartments, and within each apartment development, and ensuring that suitable social infrastructure and other support facilities are available in the neighbourhood, in accordance with the standards for residential accommodation.
- GH 19 and 20 seek optimum quality and mix with all the necessary infrastructure

5.3. **National Context - Homelessness**

5.3.1. The following documents are referred to in both the National Planning Framework and the Development Plan.

- Rebuilding Ireland: An Action Plan for Housing and Homelessness: The overarching aim of this Government action plan is to ramp up the delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs.
- The National Homeless Policy Statement, 2013: This policy statement substantially reframes homeless policy and makes explicit the adoption of a housing-led approach to ending long-term homelessness in Ireland. This reorientation of policy seeks to ensure homelessness is tackled in a more planned and strategic way by providing housing and supports rather than on managing people in emergency facilities

5.3.2. Since the Development Plan adoption, the Housing Agency has published the National Statement of Housing Supply and Demand 2016 and outlook for 2017-18.

5.3.3. The Strategic Aims of Dublin's Statutory Homeless Action Plan, *Sustaining Dublin's Pathway to Home, 2014 – 2016* (Table 40 in Development Plan)

Aim 1 Address the unmet housing need of people experiencing homelessness through a substantial increase in the provision of housing units alongside improved access to a wider range of affordable and secure housing options with support and care as required.

Aim 2 Stop the occurrence of an episode of homelessness by delivering comprehensive preventative support services in housing, health and welfare alongside relevant, accurate and timely housing information and advice.

Aim 3 Ensure the delivery of effective services for homeless people that meet their identified housing, health and welfare needs and produce the sought-after, person-centred outcomes set out in Pathway to Home.

Aim 4 Simplify and speed up an appropriate exit from emergency accommodation and rough sleeping in order to reduce the length of time people experience homeless to less than 6 consecutive months in any one episode prior to a departure to independent living.

Aim 5 Eliminate the need for people to sleep rough through an expansion of the housing first approach to address all aspects of habitual and long-standing rough sleeping and homelessness, including episodic and prolonged use of temporary emergency accommodation.

5.4. Development Plan and Homelessness

5.4.1. The key objective QH1-QH31 set out the approach to the complex area of meeting housing needs. Key objectives relating to homeless include:

- **QH29:** To support the implementation of the Homeless Action Plan Framework for Dublin and support related initiatives to address homelessness.
- **QH30:** To ensure that all proposals to provide or extend temporary homeless accommodation or support services shall be supported by information demonstrating that the proposal would not result in an undue concentration of such uses nor undermine the existing local economy, resident community or regeneration of an area. All such applications shall include: a map of all homeless services within a 500m radius of the application site, a statement on the catchment area identifying whether the proposal is to serve local or regional demand, and a statement regarding management of the service/facility.

5.4.2. In section 2.7.5.1 the plan acknowledges the role of Dublin City Council as the lead authority for Dublin region in addressing homelessness and the **challenge of delivering sufficient dwellings required to achieve the national government policy objectives of eliminating long-term homelessness** and the need to sleep rough must remain coherent with the core strategy of the development plan and this housing strategy.

5.4.3. Appendix 2A also refers to the growing problems of homelessness - Additionally, the scale of **unmet housing needs** has grown over the period of the previous city development plan and requires an increase in housing output for social rental. The experience of homelessness in Dublin has also broadened over the period as the extent of demand for emergency accommodation deepens and strengthens underlines the key objectives for Dublin's Housing Strategy

5.4.4. Built Heritage

- Chapter 11: This chapter sets out a detailed policy approach to managing the built heritage.

6.0 Grounds of Appeal

6.1. The decision to refuse is appealed on the basis that:

- The proposed apartments use vacant space in the city while meeting a housing need.
- The proposal accommodates the needs of the Simon community who are existing tenants and who wish to occupy the basement units in the building.
- National policy provides for a more flexible approach in relation to apartment standards.
- The quality of natural light is deemed acceptable in the context of the city centre location and the unique circumstances relating to occupancy and needs of the Simon Community.
- The residents will have direct access to a roof terrace.

Attachments include:

- A **Letter of support from Simon** which states that: 'The location and standard of accommodation constructed circa 2007 serves our tenants well... A very positive emerging community has developed within the period we have been in occupation Ur housing management service has worked with the tenants to establish a successful and resilient community and we would like to build upon this. We have enduring need for other accommodation within these blocks to consolidate our established community. With this in mind would be extremely grateful if this planning application could be reviewed in favourable light to enable a change of use from commercial to residential units...'

6.2. **Planning Authority Response**

- 6.2.1. No further comments to add to report.

7.0 **Assessment**

7.1. **Issues**

- 7.1.1. This appeal is against a decision to refuse permission for change of use from non-residential to residential in a mixed-use premises constructed around 2007 in a

conservation area. The planning history indicates implementation of a policy by the planning authority that seeks a mix of uses and vibrant contribution to street life in the immediate environs, while complying with a high standard of residential amenity all within the envelope of a premises that respects the civic design of Parnell Square. With respect to presentation to the street, the building is fully harmonious in terms of architectural scale, detail and form, plot grain and interaction with the street through the provision of independent accesses. Departing from the original permitted office-dominant use, the development presently provides a mix of uses in the form of 13 apartments at upper levels and medical and art gallery uses at ground and basement levels. While noting the case for the development and the acceptable nature of housing, the planning authority has an issue primarily with the quality of residential amenity and sees no change in circumstances to warrant a change in its decision. The issues in this case relate.

- Principle of development
- Residential amenity – apartment standards

7.2. Principle of development

- 7.2.1. As the development objectives for the site relate primarily to architectural form and there are no significant alterations to the façade, there is no substantive issue with the overall zoning objective for the site. Nor are the internal modifications architecturally significant as they relate to a new build. I am satisfied that the principle of housing accords with the Z8 objective for the area, as the aim is to maintain and enhance these areas as active residential streets and squares during the day and at night-time. Furthermore, as the units retain independent access from the street level via gates and steps to own door entrances for each unit, the vibrancy of the street can be maintained through this interaction.
- 7.2.2. The vibrancy of the street is also maintained by the retention of a mix of uses as permitted. While the medical and consulting rooms and art gallery occupy a minority of the floor space they occupy prominent ground level units which are accessed through two of the three main entrances – the middle third entrance providing access to the lift and stair core for access to the upper and basement levels.

- 7.2.3. Furthermore, there is no issue with the principle of additional housing in a city centre location in the context of the national planning framework and its advocacy of consolidation of the existing urban footprint.
- 7.2.4. Of considerable significance in this case is, the provision of housing for the homeless sector which meets with sectoral policy for homelessness and which is supported in the development plan. The most up to date policies in this regard are acknowledged in, the National Planning Framework and include the Rebuilding Ireland – Action Plan for Housing and Homelessness (2013) which seeks to ‘ramp up’ delivery of housing across all tenures and in, the more recent Housing Agency’s Statement on Housing Need and Demand (2017) in which it is recorded that homelessness has increased over the period 2015-2016 with 7148 people in emergency accommodation nationally. This is concentrated in Dublin. In tandem, however, there is significant sustainable exits to more fixed tenure housing. There is a significant reliance on Private Emergency Accommodation and Supported Temporary Accommodation in addition to a range of other types.
- 7.2.5. In this case it is explained how the Simon Community occupy, manage and maintain the upper floor levels and wish to expand their residential accommodation by acquiring the additional units proposed and that it would be a logical integration and consolidation of an established community there.
- 7.2.6. I consider this multi-faceted support for housing should inform the qualitative assessment of residential amenity and standards. Particular regard should be had to the institutional and co-ordinated management of the entire residential element of the premises.
- 7.2.7. In this regard I do not consider sufficient weight has been given to the additional support in principle for housing in the premises.

7.3. Residential amenity - Standard of apartments

- 7.3.1. I note the schedule of internal floor areas for the proposed accommodation as compared to minimum guided standards and in this regard the accommodation well exceeds the quantitative standards in many respects. The proposed 37sq.m. studio is at the minimum floor area for such accommodation but exceeds the private open

space. External storage is also provided. The issue is one of quality of space and accommodation.

- 7.3.2. There is concern primarily about the standard of daylight and sunlight in all the proposed residential accommodation at basement level. The basement accommodation has been compromised by the development to the rear and also the need to adhere to a building typology in the facade which has been done successfully. The result is that the source of light in each of the living areas is from a relatively small east facing window in the façade below street level. While the bigger apartments have secondary windows in the bedrooms, the studio has only one window.
- 7.3.3. From my inspection, photographs and drawings it is clear that sunlight and daylight penetration is curtailed by the location of the windows and obstruction from the steps and ground level.
- 7.3.4. This diminution in light is, I consider, offset in two of the proposed apartments by having generous floor areas and two outdoor areas in addition to access to the stair/lift core allowing for spacious airy accommodation. There is also access to the roof garden, (although, this was not open at time of inspection on a Thursday afternoon,) in addition to the nearby Garden of Remembrance in Parnell Square where residents can enjoy green space in the city. The 37 sq.m. studio is however I accept at a very basic standard with its only directly accessible private outdoor space in a below street courtyard near a bus stop. Similarly, however, there is access to a communal roof garden and courtyard. I would also point out that the higher floor to ceiling height at 2.7m allows for great volume and sense of space.
- 7.3.5. Furthermore, as the proposal seeks to add 3 units to its existing 13 units in its housing stock in these premises, there is also the overall benefit of all the residential units being managed by the one organisation. This allows for more control over maintaining the common areas and compatibility of tenants which is beneficial for occupants of the entire premises. I have some reservations about the quality of the lightwell to the rear which could be improved. While I accept that vacancy of units has allowed some debris build up, the internal lightwell/ yard space is somewhat bleak. The introduction of green walls and decoration could considerably enhance the space and any permission for residential space should incorporate a landscaping

of the courtyard spaces as included in the subject site. There are parallels with this approach and the Build-To-Let standards which allow for compensatory measures in an overall scheme of multiple studios.

- 7.3.6. There is a fine balance in this case between meeting the needs of housing demands and in particular, those of the homeless sector while being compatible with the enhancement of an architectural conservation area and at the same time maintaining good standards of residential accommodation. To allow substandard accommodation incrementally may, I accept, pose a threat to achieving high quality accommodation for households. A further consideration in this case is potentially shorter tenure of tenancy as the landlord typically manages transitional places of accommodation in its range of services, although the applicant does not provide full details of the type of tenancy arrangements proposed.
- 7.3.7. There are I consider a number of options if permission is to be considered. The studio accommodation could be restricted in its use by either omitting it as a residential use and permitting instead, either, an ancillary area for the benefits of all residents such as caretaker accommodation or retaining it as an office use. Alternatively, it could be restricted to use as a short-term accommodation only.
- 7.3.8. On balance, I consider the single management of the premises allows for a better standard of care and maintenance and in this context, one studio out of 16 residential units can be absorbed. It would I consider be imprudent to be overly prescriptive regarding tenure as it may compromise the delivery of an appropriate form of accommodation. While I accept that the quality of light is substandard, notwithstanding the quantitative compliance, I consider the single management of all residential units by an established organisation experienced in managing such accommodation and for the purposes of meeting a critical housing need tips the proposal into an acceptable realm. I say this in the context of the provision of some flexibility in applying apartment standards and I refer to Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2018). I also consider the benefits of incorporating the entirety of the roof garden, courtyards and basement yards used by residents into the responsibility of a single provider such as Simon provides for an opportunity to enhance the amenities of these communal spaces and thereby be of benefit to all the residents of the entire premises. I consider this would be a reasonable counterbalance to the diminish

quality of light in the basement accommodation. This would safeguard amenities and be consistent with the proper planning sustainable development of the area.

- 7.3.9. To ensure comprehensive management and ultimately a high standard of amenity of communal spaces landscaping details and a detailed management plan should be required.

7.4. Other matters

- 7.4.1. The site falls within the S.49 supplementary development scheme. The rate for residential houses is €2000 per residential unit. There is an exemption for non-profit social housing provision. In this case the application is made by the developer but is stated to be for the use of the Simon Community and is the basis for granting permission, accordingly I consider it to be exempt.

7.5. Environmental Impact Assessment

Having regard to the nature of the proposed development which relates to minor works associated with a change of use and the nature of the receiving environment, there is no likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore be excluded at preliminary examination and a screening determination is not required.

7.6. Appropriate Assessment

Having regard to the nature of the proposed development which relates to minor works associated with a change of use and the nature of the receiving environment, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect individually or in combination with other plans or projects on a European site.

8.0 Recommendation

- 8.1.1. I recommend that permission be granted based on the following reasons and considerations.

9.0 Reasons and Considerations

Having regard to the nature of the proposed residential accommodation for the purposes of housing accommodation to be managed and provided by a registered charitable organisation for the homeless (the Dublin Simon Community) in addition to accommodation already provided by the same organisation in the same premises, it is considered that subject to conditions, the single management of all residential units would safeguard residential amenities in this overall development and would be acceptable in terms of standards of accommodation by reference to Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2018). Furthermore, the proposed development would comply with Development Plan policies with respect to housing for homeless and civic design, would satisfactorily integrate with the streetscape and would be acceptable in terms of residential and visual amenities of the area. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

- 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.

Reason: In the interest of clarity.

- 2 Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

- 3 Landscaping of the outdoor spaces serving the proposed development shall be carried out in accordance with a landscaping scheme which shall include planted green walls, and shall be submitted to and agreed in writing with planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

- 4 The roof garden shall be available to residents and details of access arrangements shall be submitted and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity

- 5 Cycle parking shall be provided within the development in accordance with development plan standards and details shall be submitted and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity

- 6 The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company.

A management scheme providing adequate measures for the future maintenance of the public realm such as public and semi-private open spaces (including basement areas), roof garden, communal areas and facade (including windows) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity in an area of conservation importance.

- 7 A plan containing details of the management of waste (and, in particular, recyclable materials) within the development, including the provision of

facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

- 8 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 the 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.

Reason: It is a requirement of the Planning and Development Act 2000 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.

Suzanne Kehely

Senior Planning Inspector

20th November 2018