



An
Bord
Pleanála

Inspector's Report ABP 305652-19.

Development

Alterations to basement layouts, reduction in carparking and increase in cycle parking, Extensions and increases in heights of Apollo and College House developments at corner of Townsend and Tara Street, Alterations to materials and finishes and geometric arrangement of façade, Alterations and reconfiguration of Apollo and College House ground floors and entrance foyers and alterations with decrease in café restaurant and retail floorspaces.

Location

Nos 2-3 and Nos 9-11 Townsend Street, and 16-19 Hawkins Street, Dublin 2.

Planning Authority

Dublin City Council

P. A. Reg. Ref.

3026/19.

Applicant

Atlas GP Ltd.

Decision

Grant Permission.

Appellants

1. Dublin Cinema Group Ltd.
2. Mark Conan

Observer

Transportation Infrastructure Ireland.

Date of Inspection

15th January, 2020.

Inspector

Jane Dennehy

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1.0 Site Location and Description

- 1.1. The application site is that of the former Apollo House office block, Nos 9-11 Townsend Street, inclusive of the former Long Stone Public House, the former College House office block, Nos 2 and 3 Townsend Street the former Screen Cinema Site at the corner of Townsend Street and Hawkins Street and Nos 16-19 Hawkins Street. All these structures have been demolished and site preparatory works for construction have commenced on the site. Hawkins House, formerly occupied by the Department of Health and now vacant is located to the north facing towards Poolbeg Street.
- 1.2. The Brokerage is a corner site development located at the south eastern end of the site with frontage and an entrance on the north side of Townsend Street and frontage extending northwards along Townsend Street towards the application site boundary. It is a block with apartments on the upper floors and, at ground level a public house and a vacant retail unit.

2.0 Proposed Development

- 2.1. The application lodged with the planning authority indicates proposals for modification to the prior grants of permission under P. A. Reg. Ref. 3637/17/: PL29S.300709, and P. A. Reg. Ref 3036/16/ PL29S.247907) as amended by P. A. Reg. Ref 2415/19: The current proposals provide for:
 - minor alterations to the existing permitted basement layouts including relocation of permitted core locations and alterations to plant areas and a reduction in car parking spaces from 46 spaces to 33 spaces and an increase in cycle parking from 404 spaces to 470 spaces (incl. 20 at ground floor).
 - Extension and increase in the extent and partial increase in heights of permitted Apollo House and College House developments where they adjoin onto the corner of Townsend St and Tara St. There is no increase in overall maximum height of the permitted buildings as a result of these proposed amendments.

- Alterations to the proposed material and colour finishes of both permitted buildings, including minor alterations to the geometric arrangement of the façade.
- Alterations to the permitted ground floor layouts of College House and Apollo House to include the reconfiguration of the permitted office entrance foyers and the permitted café/retail/ restaurant units, and alterations to plant/ services.
- An overall minor decrease in permitted café/ retail/ restaurant floor space of 107 square metres and an increase in office floor space of 3,830 square metres.

3.0 **Planning Authority Decision**

3.1. **Decision**

By order dated. 25th September, 2019 the planning authority decided to grant permission subject to conditions all of which are of a standard nature.

- 3.1.1. The **Planning Officer** observed in his report having regard in particular to the surrounding built environment, that the proposed development does not represent a significant deviation from the previously permitted developments and indicated satisfaction with the proposed development, subject to conditions including those recommended in the technical reports.
- 3.1.2. The report of the **City Archaeologist** recommended a requirement for compliance with Condition No 8 of the grant of Permission under P. A. Reg. Ref. 3637/17 and Condition No 7 of the grant of Permission under P. A. Reg. Ref. 3637/17.
- 3.1.3. **The Roads and Transportation Department's** report of 16th September, 2019 indicates acceptance of the proposed modifications and a recommendation for attachment of conditions including a requirement for compliance with the conditions attached to the original grant of permission except as amended by the proposals and the Department's requirements.
- 3.1.4. **The Drainage Division** report indicates no objection subject to conditions.

3.2. **Prescribed Bodies**

- 3.2.1. The report of **Transport Infrastructure Ireland (TII)** dated, 3rd September 2019 indicates a recommendation for attachment of a condition for coordination of various requirements, in connection with Luas - Cross City including construction traffic and pedestrian management.

3.3. **Third Party Observations**

- 3.3.1. Issues of concern raised in the submissions include potential for overshadowing and adverse impact on residential amenities at of the Brokerage Apartment complex, lack of a residential element within the overall development, and excessive height and scale relative to adjoining developments.
- 3.3.2. The observations by Dublin Cinema Group relating to Deeds of Covenant are outlined under paras. 6.1.1. – 6.1.3 below.

4.0 **Planning History**

- 4.1. A brief outline of relevant planning history follows:
- 4.1.1. Permission was originally granted for major redevelopments on the Hawkins House site, (P. A. Reg.Ref.3037/16/ PL 247912), the Apollo House/ 9-11 Townsend Street//Longstone Public House site, (P. A. Reg. Ref: 3036/16, / PL29S.247907) and, the Screen Cinema /College House site. (P. A. Reg. Ref: 3637/17, PL29S.300709. They are the main sites within the “Hawkins House Key Site”, one of three “key sites” identified in the Georges Quay Local Area Plan. (See para 5.2 below.) Permission was subsequently also granted, under P. A. Reg. Refs 2907/19 and 2415/19 for some modifications to the parent grants of permission under P. A. Reg. Ref. 3036/16, / PL29S.247907 and P. A. Reg. Ref: 3637/17, PL29S.300709.
- 4.1.2. In addition, following third party appeals, the planning authority decision to grant permission at the adjoining site, (The Brokerage) for the change of use of three apartments, (Nos 7, 14 and 21) into tenant amenity rooms, was upheld. The three apartments subject to the grant of permission are on the north façade of the Brokerage Building facing towards the Apollo House site. (PL 304872/P. A. Reg. Ref 2857/19 refers.)

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The operative development plan is the Dublin City Development Plan, 2011-2016 which was brought into effect on 23rd October, 2016 shortly prior to the determination of the decision of the planning authority on the application.
- 5.1.2. The site location comes within an area subject to the zoning objective Z5: *“to consolidate and facilitate the development of the central area and to identify, reinforce and strengthen and protect its civic design, character and dignity”*.
- 5.1.3. There are broad ranging strategic economic policy objectives for the central city area, inclusive of lands subject to the ‘Z5’ zoning objective, which provide for (i) promotion and enhancement of the city’s function in the recovery of the national economy, (ii) enhancement of competitiveness in business and employment and for (iii) a positive and pro-active approach to economic development enterprise and employment growth when considering major planning applications. (Policy Objectives RE2, R4 and RE14 refer.)
- 5.1.4. Policy objectives to facilitate and provide for the enhancement of a vibrant public realm include provision for pedestrian and cyclist route, protection of views and view corridors and landmarks in the views, protection and enhancement of the skyline and the sensitive historic built environment especially in consideration of proposals for mid-rise and taller buildings having regard to development plan standards. (Policy objectives SC3, SC7, SC18 and SC 20 refer.)
- 5.1.5. There is a specific objective (SC 21) for strengthening and creation of key public realm notes to include an improved concourse at Tara Street Station at the end of the new diagonal route across the block in which the site is located and enclosed by Tara Street, Townsend Street, Hawkins Street and Poolbeg Street.
- 5.1.6. There is also provision in the development plan’s building height strategy for a mid-rise marker building within at the Tara Street/Poolbeg quadrant, (in which the site is located), announcing the entrance to a diagonal civic (pedestrian) route within this space. The plan also provides for key public realm objectives to include improvements to the concourse at Tara Street Station (at the north eastern of the

diagonal pedestrian route across the Hawkins House 'key' site and for new civic spaces at City Quay). (There is detailed elaboration on these objectives and provisions within the Georges Quay Local Area Plan, 2012 – see paras. 5.2.1 – 5.2.6 below.)

5.2. Georges Quay Local Area Plan, 2012 (GQLAP)

- 5.2.1. The site location is within the area of the George's Quay Local Area Plan, 2012, the duration of which, by order of the City Council was extended for an additional five-year period. According to GQLAP there are four 'character areas' and land use strategy is for the promotion of a mixed-use character in the area to support the creation of a vibrant central city district.
- 5.2.2. There are three distinct, designated "key" sites. They are the Hawkins House 'key' site, subject of the current and concurrent applications and appeals; the City Quays' 'key' site for which development on foot of grant of permission, following appeal, has commenced (PL 29S 245492 refers) and Tara Street Station, which has the benefit of an approved Railway Order (PLO/RPA 0012 refers).
- 5.2.3. The sites of Screen Cinema and College House (an office block in multiple occupancy facing onto Hawkins Street and Townsend Street) also come within the area of the Hawkins House 'key' site. In addition, there is a mix of other buildings on smaller sites within the block, mostly along Townsend Street which include the apartment block known as "The Brokerage".
- 5.2.4. The framework within the GQLAP for the Hawkins House site has five elements:
 - (1) provision for the new east west civic pedestrian route with two smaller pedestrian connections. (This route is part of a route provided for in the development plan, linking Christchurch through the Bank of Ireland Plaza, providing a new civic space at the front of the Screen Cinema and onwards as far as Tara Street Station).
 - (2) provision for an urban plaza or space that marks both ends of the civic pedestrian route, uniting public realm improvements at College Green, a smaller public space at the corner of Tara Street and Poolbeg Street, and complimenting a new plaza at Tara Street Station.

(3) provision for a cultural use (cinema or theatre, in acknowledgement of the former Theatre Royal) on the site on the Screen Cinema site;

(4) appropriate scaled edge buildings on the Tara Street frontage, which is a wide street and where existing buildings require redevelopment in an appropriate design and scale and active ground floor uses and

(5) one or two mid-rise buildings up to twelve storeys (48 metres) in height.

5.2.5. The former Hawkins House is noted as being in one of the most prominent locations in the city centre. According to the GQLAP, it *“presents one of the best opportunities within the city for new international standard/office headquarter commercial facilities and also a critical opportunity to create an urban environment worthy of its valuable location”*. It is not intended that the form of building or the shapes of spaces should be prescribed in the Plan. Instead a framework is set, within which innovative interesting and sustainable design approaches can be explored with provision for high quality architecture in recognition of the important role of the sites.

5.2.6. According to section 4.2.2 all landowners will be required to cooperate in the preparation and agreement of an overall integrated site masterplan, but that, *“where an individual landowner fails to engage in this process, other landowners can proceed with masterplans but must address how their site will successfully integrate with the adjoining site(s)”*. “No planning applications for large scale urban development will be granted planning permission until such time as an agreed individual site masterplan is in place”.

6.0 The Appeals

6.1. Appeal by Dublin Cinema Group.

6.1.1. In the appeal submitted on 11th October, 2019 by Paul Ward on behalf of the Appellant it is stated that the issue raised observation submitted at application stage, (a copy of which is attached to the appeal) was not taken into consideration by the planning authority although the requirements under Condition No 4 for compliance with the conditions of the original grant of permission under P. A. Reg. Ref. 3036/16 / PL 247907 and subsequent grants of permission for amendment permissions are acknowledged.

6.1.2. It is argued that the planning authority should have issued a request for additional information ascertaining how the freehold owner can comply with an undertaking offered to the Appellant and, with the grant of permission under P. A. Reg. Ref. 3637/17 (PL 300909) based on an entertainment strategy submitted Balark in relation to a theatre and entertainment venue with box office, green room, stage and a five hundred seater auditorium. In the appeal, it is requested that this matter be taken into consideration.

6.1.3. According to the observer submission lodged with the planning authority and attached to the appeal:

- Balark Investments entered into a Deed of Covenant with the Appellant in which it is bound to benefit the Savoy Cinema (Upper O'Connell Street) not to use or permit or facilitate use of Balark property as a cinema, theatre venue of any kind for a period of twenty years commencing on 15th February, 2015.
- Balark Investments transferred the property to Balark Trading GP Ltd in 2017 to which permission was granted for demolition and redevelopment to include a five hundred-seater entertainment venue box office green room and stage. under P. A. Reg. Ref. 3637/18 / PL 300709. Therefore, this permitted use is in breach of the Deed of Covenant and Contract of Sale. Proceedings have been issued on behalf of the Appellant against Balark Investments and Balark GP Trading Ltd. further to which Balark has undertaken not to use or permit such use of the venue for twenty-year period.
- There is no resolution to this if the parent grant of permission is implemented. And Balark has refused to disclose its intentions in this regard. In a Discovery application Balark has stated that a decision on the use of the space subject of the parent application remains undecided. It is contended that this is in contradiction of the planning permission including the College House entertainment venue strategy.
- As the applicant confirms in the current application, (which is subject to the original permission) that the venue floor area is unchanged it is contended that further information should have been requested to establish whether Balark did or did not agree to put a cinema or theatre venue of any kind into the development. be requested.

6.2. Appeal by Mark Conan.

6.2.1. In the appeal submitted on 11th October, 2019 by Mark Conan on his own behalf on 22nd October, 2019 Mr Conan states that he purchased Apartment No 11 at the Brokerage which he owns, in 1998. Attached are copies of Circular Letters relating to transposition of EIA Directives and Guidance issued by the EPA.

6.2.2. According to his appeal:

- The residential amenities of occupants of north facing residential units at Nos 6, 13 and 21 and the shared north and west facing patio area in The Brokerage block would be seriously diminished by the proposed development.
- There is a massive cumulation of development on the Apollo House site and the block within the GQLAP area. That residential stock in the area is scarce and that its quality should not be diminished. It is his case that these cumulative impacts and impact interactions between the developments should be taken into consideration.
- Mr Conan also considers that sub-threshold EIA should be required.

6.3. Applicant Response

6.3.1. A submission was received from Brady Shipman Martin on behalf of the applicant on 11th November, 2019.

6.3.2. According to the submission with regard to the appeal by Mark Conan:

- the commercial developments for the Apollo House and Screen Cinema sites are two of the key components of the Hawkins House block identified in the GQLAP.
- The minor modifications will ensure greater efficiency in the construction and interconnectivity between the developments at the south east corner of the site. They will enhance the previously permitted amendments under P. A. Reg. Ref. 2907/19 / PL 304950.
- The perceived impact on the Brokerage apartment block and its amenities Permission has been granted under P. A. Reg. Ref 2857/19 / PL 304872 for the use of the three north facing units at the rear to be changed from

residential to residential amenity use. It has also been noted in a previous appeal that the daylight sunlight access to the apartment amenity are overlooking the carpark at the rear of the block is substandard relative to CDP standards.

- Reference is made, in regard to the contention that sub threshold EIA is warranted, to the observation in the planning officer report that the nature and scale of the development is such that EIA is not required.

6.3.3. With regard to the Appeal by the Dublin Cinema Group it is confirmed that the current application does not include proposals for amendments other than the floor space changes for the permitted venue below the permitted redevelopment of College House. It is submitted that the issue is subject to a court case.

6.4. Planning Authority Response

6.4.1. There is no submission from the planning authority on file.

6.5. Observations

6.5.1. A submission was received from Transportation Infrastructure Ireland (TII) on 29th October, 2019 attached to which is a copy of the observation lodged with the planning authority with recommendations for conditions to be attached if permission is granted.

7.0 Assessment

7.1. The two appeals considered separately below are by the Dublin Cinema Group and by Mark Conan. The appeal by the Dublin Cinema Group solely relates to an issue relating to use which is the subject of a legal dispute between the applicant and the appellant. The appeal by Mark Conan relates concerns about:

- potential for adverse impact on residential amenities at The Brokerage,
- lack of a residential component within the development on the application site and,

- clarification as to requirement for sub threshold environmental impact assessment.

7.2. Separate from the appeal issues, further to review of the proposed amendments to the permitted development overall, it is concluded that there is no objection to the proposed changes to the permitted development at the Tara Street/Townsend Street end of the site, the proposed internal reconfigurations and alterations to layouts, cores and plant facilities and foyers, to the materials and finishes and façade design, the reduction in floor space for the café and restaurant, or to changes to the quantum of cycle and car parking facilities and access and circulation at basement levels.

7.3. **The Appeal by the Dublin Cinema Group.**

7.3.1. Further to review of the appeal and accompanying copy of the observation originally submitted to the planning authority in connection with application regarding a possible Deed of Covenant in connection with an entertainment strategy and previously permitted theatre and entertainment venue with box office, green room, stage and an auditorium, it is noted that the Board would be precluded from reconsideration of the prior grant of permission in this regard. It would be a matter for resolution through the legal system and in this regard, it is understood from the appeal that legal proceedings have been commenced.

7.3.2. The Board, in view of the foregoing may wish to consider invoking its powers with regard to dismissal of the appeal in that no substantive planning issues have been raised within it.

7.4. **The Appeal by Mark Conan.**

7.4.1. The three matters identified in paragraph 7.1 are considered below:

7.5. **Potential for adverse impact on residential amenities at The Brokerage.**

7.5.1. At the time of inspection several of the units within the Brokerage Block appeared unoccupied and the number of units that are occupied as permanent places of residence is unclear. The potential for adverse impact on the residential amenities of the units, in particular the three units, (Nos 7, 14 and 21) and the external balconies on the north elevation and communal amenity space, with the proposed modifications, to the south facing end the permitted development in place, would be

marginal when considered relative to the poor attainable access to daylight and sunlight light at the north facing windows previously accepted in connection with the prior applications. The planning officer in his report also draws attention in this regard to the grant of permission for change of use of these three north facing apartments, (Nos 7, 14 and 21) from residential use to tenant amenity use under (PL 304872/P. A. Reg. Ref 2857/19 refers.) Consideration from a planning perspective is as to whether the change in impact, relative to that of the permitted development on the Apollo House site, as modified in the current proposal is such that permission should be refused or granted, with minor amendments to ameliorate any significant increase in negative impact. Rejection or modification of the current proposed amendments to this end are considered to be unwarranted.

7.5.2. In addition, the case made in the applicant's submissions that the proposed amendments represent an enhancement of the permitted development, particularly with regard to connectivity between the blocks is generally accepted. Facilitation of provision for such interconnectivity, particularly at lower ground level arose in connection with the original applications.

7.6. Lack of a residential component within the development on the application site.

7.6.1. The appellant's remarks as to the lack of a residential element in the permitted development and, as to the desirability for prevention of deterioration in amenity standards for existing scarce housing stock in the city centre, in principle are fully acknowledged and accepted. However, this matter lies outside of the scope of consideration in connection with the current application and appeal, given the previously permitted development and the minor nature of the proposed modifications.

7.7. Environmental Impact Assessment.

7.7.1. It is agreed with the planning officer that the proposed development would not have likely significant effects on the environment having regard to the legislative requirements in connection with EIA and in particular, sub threshold projects.

7.7.2. It is of note in this regard that an Environmental Impact Statement was not required in connection with the original application and appeal, the site being located within the 'central business district', and being sub-threshold having regard to the

provisions of Article 109 (2) and Schedule 5, 10 (iv) of the Planning and Development Regulations, 2001-2016. It was determined that the then, proposed development for demolition of existing structures and for mixed use, primarily commercial use would not come within the scope of Article 109 of the Regulations and would not be likely to have a significant effect on the environment.

7.7.3. Bearing the foregoing in mind, consideration of a requirement for sub-threshold EIA, given the given the minor nature of the proposals subject of the current application and appeal, is irrelevant. It should be borne in mind also that strategic environmental impact assessment is required in connection with the statutory development plan review in respect of which it was carried out, and in connection with lower tier statutory plan review processes.

7.7.4. Having regard to the nature and scale of the proposed development, the receiving environment, and to the nature, extent, characteristics and likely duration of potential impacts, it has been concluded that the proposed development is not likely to have significant effects on the environment and that the submission of an Environmental Impact Statement is not required. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

7.8. **Appropriate Assessment**

7.9. Having regard to the previously permitted development minor nature and scale of the proposed amendments to it and to the .Appropriate Assessment Screening report submitted with the application it has been concluded on the basis of the information available that the proposed development, either individually or in combination with other plans or projects would not be likely to have a significant effect on the European sites. A Stage 2 appropriate assessment is not warranted.

8.0 Recommendation.

In view of the foregoing, it is recommended that the planning authority decision to grant permission be upheld. Draft reasons and considerations and conditions follow.

9.0 Reasons and Considerations

Having regard to the planning history, to the city centre location of the development, to the pattern of development in the area, to the provisions of the Dublin City Development Plan 2016-2022 to the nature, scale, layout and design incorporated in the proposed amendments to the permitted development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of adjoining property or the visual amenities of the area and would 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 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. The proposed development shall be in accordance with the requirements of the conditions attached to the grant of permission under P. A. Reg. Refs Applicant shall comply with the conditions attached to the parent permissions pertaining to the development permitted under P. A. Reg. Refs. 3036/16 (PL 247907), P. A. Reg. Refs 3637/17 (PL 300909), P. A. Reg. Ref 2415/19 and 2907/19 unless otherwise authorised by this grant of permission.

Reason: In the interests of clarity.

3. A total of 450 no cycle spaces shall be provided at basement level providing for key/fob access for the cycle compounds and wheel and frame locking. Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

4. Prior to the commencement of development details of the proposed loading bay arrangements for Poolbeg Street and Hawkins Street, which shall be provided, along with any other alterations to the road network which are required, at the applicant's expense, shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of clarity and orderly development.

5. At least ten percent of all of the commercial parking areas serving the development shall be provided with electric vehicle charging points. Details of design and signage for the electrical charging points, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

7. The developer shall ascertain and comply with the requirements of the Roads and Traffic Planning Division, Transportation Infrastructure Ireland and the Operator of LUAS Cross City throughout the entirety of the demolition and construction stages to the satisfaction of the planning authority. All works shall be in accordance with the recommendations within, "*Code of Practice for Working on, Near or adjacent to the LUAS Tram System*".

Reason: In the interest of clarity, safety and convenience.

8. Prior to the commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of security shall be as agreed between the planning authority and the developer or in default of agreement, shall be referred to An Bord Pleanála for a determination.

Reason: To ensure the satisfactory completion of the development

9. 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

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.

10. The developer shall pay to the planning authority a financial contribution in respect of LUAS C1 Line Scheme in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning

authority under section 49 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.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

Jane Dennehy
Senior Planning Inspector
16th January, 2020.