



An
Bord
Pleanála

Inspector's Report

ABP-305716-19

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| Development | Protected Structure RPS Ref 3801: Change of use of leisure centre to 13 bedrooms. Construction of an additional floor containing 6 bedrooms. |
| Location | Hotel Meyrick 14-15 Eyre Square Galway |
| Planning Authority | Galway City Council |
| Planning Authority Reg. Ref. | 19221 |
| Applicant(s) | MT. Mono Trading Ltd. |
| Type of Application | Permission |
| Planning Authority Decision | Split Decision |
| Type of Appeal | First Party |
| Appellant(s) | MT. Mono Trading Ltd. |
| Observer(s) | An Taisce |
| Date of Site Inspection | 30 th December 2019 |
| Inspector | Irené McCormack |

1.0 Site Location and Description

- 1.1. The appeal site relates to Hotel Meyrick formerly known as the Great Southern Hotel and the Railway Hotel prior to this. The site is located to the south end of Eyre Square in Galway City Centre. The front elevation of the building fronts onto Eyre Square. Behind the building is Ceannt Station.
- 1.2. The original building was built in the mid-19th century; extended before the middle of the 20th century and renovated in the early 21st century. The relevant part of the building relating to this application is the 20th century structure to the southwest (rear) of the site and minor parts of the fourth and ground floors of the original building.
- 1.3. The 20th century addition is a six-storey structure erected over the access road serving the rear of Ceannt Station and the Bus Station. This is a concrete framed design, with solid spandrel panels and glass infill sitting on elongated concrete columns. The structure has three floors of bedrooms surmounted by a double height structure which previously accommodated a swimming pool.
- 1.4. The building is located in an Architectural Conservation Area and listed on the Record of Protected Structures (RPS) ref. 3801. The building is considered to be of National importance on the National Inventory of Architectural Heritage and located with a zone of archaeological interest.

2.0 Proposed Development

- 2.1. The development will consist of:
 - (1) Amendments to the ground floor layout including reconfiguration of the bathrooms and creation of a fire escape corridor
 - (2) Alterations to the existing fenestration and conversion of a window into a doorway at ground floor level on the south-western elevations
 - (3) Alterations to the layout at fourth floor level including the insertion of alternative fire escape corridor
 - (4) Change of use at 5th floor from an existing leisure centre to 13 no. bedrooms.

(5) The construction of an additional 6th floor containing 6 no. bedrooms, fire escape corridor, and plant areas and,

(6) All other associated site development and servicing works.

2.2. Hotel Meyrick is a 103bedrom hotel. The 1960's extension contains 26 bedrooms and a leisure centre. The proposed development will result in the conversion of the leisure centre and former swimming pool to create an additional 19 rooms within the modern concrete framed extension.

2.3. The only works proposed in the vicinity of the original hotel building consists of minor alterations at ground and fourth floor level to allows for fire safety routes.

2.4. The planning application was accompanied by A Conservation Impact Assessment

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority issued a **split decision**.

- Permission was **granted** for the (1) Amendments to the ground floor layout including reconfiguration of the bathrooms and creation of a fire escape corridor; (2) Alterations to the existing fenestration and conversion of a window into a doorway at ground floor level on the south-western elevations; (3) Alterations to the layout at fourth floor level including the insertion of alternative fire escape corridor subject to seven standard conditions.
- Permission **refused** for the (4) Change of use at 5th floor from an existing leisure centre to 13 no. bedrooms, (5) The construction of an additional 6th floor containing 6 no. bedrooms, fire escape corridor, and plant areas for the following reason:

The proposed development, if granted, would result in the repurposing and extension of the life of a modern extension, which is entirety unsympathetic to the original building, Protected Structure No. 3801, in terms of architectural style, form, proportion and materials and bears no relationship with same. Hence, it is considered that the proposal to develop an additional 19 no. bedrooms within the frame of the existing modern extension provides a detrimental cumulative negative

impact which comprises the special interest of the Protected Structure and the character of the adjoining Eyre Square Architectural Conservation Area. The proposal also fails to make any contribution or enhancement to an area designed for regeneration, with particular regard to visual address, urban design and the public realm interface. The proposed development is therefore considered to be contrary to the policies and objectives as provided for the Galway City Development Plan 2012-2023 and contrary to the proper planning and sustainable development of the City.

3.2. **Planning Authority Reports**

3.2.1. **Planning Reports**

The planning report sets out the planning history for the site and notes the submissions on file. The report sets out that the building is Protected Structure and located in an Architectural Conservation Area. The site zoning and previous planning history are discussed. It was concluded that some of the internal/external works proposed were acceptable, however the works proposed to the existing southwestern extension were unacceptable and will comprises the special interest of the Protected Structure and the character of the adjoining Eyre Square Architectural Conservation Area. It was also considered that the proposal fails to make any contribution or enhancement to an area designed for regeneration, with particular regard to visual address, urban design and the public realm interface.

3.2.2. **Other Technical Reports**

Transport and Infrastructure – Report dated 5th September 2019 set out no objection subject to conditions.

Building Control - Report dated 9th September 2019 set out no objection to the proposal.

3.3. **Prescribed Bodies**

An Taisce – In their report dated 2nd September An Taisce set out the following:

- The development would be premature in advance of the preparation and adoption of the management plan for Eyre Square Architectural Conservation Area which is provided for the Galway City Development Plan 2017-2023.

- The development would be premature in advance of the preparation and adoption of the Masterplan for the Ceannt Station lands which is provided for the Galway City Development Plan 2017-2023
- A grant of permission would extend the economic life of a hideous extension which would:
 - continue to negatively impact on the Hotel Meyrick, a protected structure.
 - Compromise the quality of the experience for sustainable transport users of the redeveloped Ceannt Railway Station
 - Compromise the integration of the station lands into the City Centre
 - Compromise the objective to link Eyre Square to the waterfront and lough Atalia.

3.4. **Third Party Observations**

None

4.0 **Planning History**

Site (Recent)

GCC Reg. Ref. 18/267 – Permission granted by Galway City Council in 2018 to convert 3 no. ground floor meeting rooms to 4 no. ensuite bedrooms, including all associated services works, internal alterations to door openings and replacement of 5 no. existing window fenestrations with double glazed sliding sash windows on the south-western elevation. Hotel Meyrick is a protected Structure (RPS ref. 3801).

GCC Reg. Ref. 10/45 – Permission granted in 2010 for the demolition of the modern concrete wing to the rear of the hotel including the integral modern escape stair and the construction of a new escape stair in its place. This permission was never taken up by the applicant.

Surrounding

GCC 19/175 – Extension of time granted to 14/18 – Appropriate period extend until 12th August 2024.

GCC Reg. Ref. 14/18 – Permission granted in 2018 for development at Ceannt Station to include the construction of a new 95 square metres single storey fully

accessible glazed entrance building, platform works, other ancillary works and site works to include, inter alia, demolition of existing single storey industrial storage building and associated fuel silos to existing car park, reinstatement of car park paving, provision of 5no. disabled car parking spaces, new footpaths to both south and western elevations of station, removal of existing footpath to south western gable of Meyrick Hotel and the construction of a new pedestrian walkway from the South East corner of Eyre Square to the new etc....

5.0 Policy Context

5.1. Development Plan

The site is governed by the policies and provisions contained in the Galway City Development Plan 2017-2023

- 5.1.1. The site is located in an area zoned CC – “To provide for city centre activities and particularly those, which preserve the city centre as the dominant commercial area of the city”.
- 5.1.2. Tourist related activities are a permissible use on lands that are zoned Objective CC.
- 5.1.3. The site is located in the Eyre Square Architectural Conservation Area and the Meyrick Hotel is listed on the Record of Protected Structures (RPS) ref. 3801. The building is considered to be of National importance on the National Inventory of Architectural Heritage and located with a zone of archaeological potential.
- 5.1.4. Relevant policies and standards of the Galway City Development Plan 2017-2023 include:
 - Section 8.7 Urban Design – Good architecture is essential in creating a good image of the city with a strong identity. The detailed design of a building and use of materials are important considerations. High quality architectural design is also important in the context of urban design having regard to the layout and intensity of blocks, plots and buildings. The density of development and the mix, type and location of uses are also key considerations.
 - Building height -The scale of development in terms of height and massing can have a considerable impact on other buildings and spaces as well as views

and skylines. Additional building height over and above the prevailing height can usefully mark points of major activity such as business districts, civic functions and transport interchanges. They can also however, have a considerable impact in the context of historic buildings, conservation areas, areas of natural heritage importance and can detract from a city's skyline and impinge upon strategic views

- Policy 8.7 Urban Design
- Encourage high quality urban design in all developments.
- Encourage innovation in architecture and promote energy efficiency and green design.

5.1.5. Section 8.5: Preservation of Zones of Archaeological Interest.

5.1.6. Built Heritage

- Section 8.2 - Relevant polices in relation Built Heritage
Policy 8.2 Record of Protected Structures
- Encourage the protection and enhancement of structures listed in the Record of Protected Structures.
- Ensure new development enhances the character or setting of a protected structure. Avoid protected structures becoming endangered by neglect or otherwise by taking appropriate action in good time.
- Consult with the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs regarding any planning applications relating to protected structures and national monuments.
- Implement proactive measures to encourage the conservation of protected structures.
- Section 8.3 – Eyre Square Architectural Conservation Area

Eyre Square is a significant historical civic space within the city, the green area (Kennedy Park) itself dates back to the mid-17th Century. The square comprises both historic and modern buildings with varying styles ranging from

late Georgian to Victorian and modern. While significant intervention has taken place, it still retains the original form with a unified streetscape.

Policy 8.3 -Architectural Conservation Area (ACA)

- Encourage the protection and enhancement of the character and special interest of designated Architectural Conservation Areas.
- Prepare and implement management plans for the conservation and enhancement of designated Architectural Conservation Areas.
- Complete the Eyre Square Architectural Conservation Area Management Plan
- Ensure that developments within Architectural Conservation Areas enhance the character and special interest of the Architectural Conservation Areas.

5.1.7. National Policy and Guidelines

- Architectural Heritage Protection Guidelines (2004)

Section 6.8.4 states: *“In general, modern extensions to a protected structure do not have protected status themselves unless they contribute to the character of the structure...”*.

Section 7.8.2 states *“In order to appreciate the integrity of a structure, it is important to respect the contribution of different stages of its historical development. Concentration on whether or not various parts of a building are ‘original’ can obscure the fact that later alterations and additions may also contribute to the special interest of the structure. Of course there may be alterations or additions which have not contributed to the special interest of the building, and which may in fact have damaged it”*.

Section 7.8.3 states *“Where new alterations and additions are proposed to a protected structure, it should be remembered that these will, in their turn, become part of the structure’s history and so it is important that these make their own positive contribution by being well designed and constructed”*.

5.2. Natural Heritage Designations

The site is not located within or directly adjacent to any Natura 2000 sites. The site is located 282m east of the Galway Bay Complex SAC (site code 000268) and the Inner Galway Bay SPA (site code 004031).

5.3. EIA Screening

- 5.3.1. On the issue of Environmental Impact Assessment screening I note that the relevant class for consideration is class 10(iv) “Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere”. Having regard to the size of the development site (.2397ha) and scale of the development it is sub threshold and the proposal does not require mandatory Environmental Impact Assessment. Having regard to the nature and scale of the proposed development, and to the nature, extent, characteristics and likely duration of potential impacts, I conclude 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. An EIA - Preliminary Examination form has been completed and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

The applicant has submitted an appeal, the ground of which is summarised as follows:

- The grounds of appeal relate to the decision of the planning authority to refuse the works for the conversion of the fifth floor from an existing leisure centre to 13 no. bedrooms and the insertion of an intermediate floor within the volume of the former swimming pool area containing 6 no. bedrooms.
- It is set out that the existing modern extension is a unique modern building of considerable architectural merit in its own right and representative of a building of its time.
- It is considered that the building can be retained and upgraded to provide a positive aesthetic appearance. All works will be carried out within the existing building envelope. As part of the appeal the applicant is proposing additional elevation treatments to repair and refresh the façade of the modern extension.

- It is set out that the planning authority have failed to have due regard to the merit of the existing building as representing “iconic brutalist architecture” and the architectural heritage protection guidelines in so far as the extension represents an irreplaceable part of the buildings unique history and the sustainability principles which underline the rationale for the development.
- It is set out that the reference made in the planner’s assessment to the positive contribution the demolition of the existing extension would make to the visual integrity of the protected structure and ACA is trying to influence and determine the lifetime of the extension. The appellant sets out that the development relates to the use of the fifth floor and service void only, within the modern extension and the application does not relate to the function of the modern extension as a whole and therefore the planning authority should not assess a development that has not been proposed.
- Noting the submission from An Taisce setting out that the extension is unsightly and unattractive, detracting from the visual integrity of the Protected Structure and the ACA, the appellant states that the extension already functions as part of the hotel incorporating 26 bedrooms and will remain a functional part of the hotel without the benefit of the proposed development.
- It is set out that Ceannt Station Masterplan and Eyre Square ACA Management Plan are still yet to be prepared/finalised.
- It is acknowledged that Eyre Square ACA comprises ‘*both historic and modern buildings*’ and therefore it is contended that the modern extension is an integral part of the ACA.
- It is argued that the development is in accordance with the Architectural Heritage Protection Guidelines. It is also noted that the National Inventory of Architectural Heritage make no reference in the description of the site to the extension detracting from the Protected Structure.
- In relation to public realm it is set out that the Galway Public Realm Strategy (2019) indicates a thoroughfare under the modern extension as one of the connections between Ceannt Station and Eyre Square. No other reference is made to the its contribution positive or negative to the public realm. It set out

that the route is not identified as an “improved pedestrian route”. However, the applicant is willing to improve this area in line with the principles of the public realm strategy through either lighting or planting for example. It is further considered that the elevation changes proposed will enhance the public realm offering for its users.

6.2. Planning Authority Response

The planning authority’s submission dated 18th November 2010⁹ sets out that following:

- The planning authority contend that due regard was given to the architectural merit, or lack thereof, of the modern extension. It is set out that the extension was not included when the site was assessed as part of the RPS.
- It is set out that the extension is merely an extension of poor quality, designed and constructed during a fashion for concrete framed monolithic buildings and does not reflect a good representation of this era.
- The reason the NIAH did not reference the extension is because the extension was not considered worthy of protection.
- It is set out that the extension of the life of the building can be seen to constrain the long term successful regeneration of Ceannt Station setting out that this is a an objective of the Galway City Development Plan 2017-2023, an objective of the Draft Regional Spatial and Economic Strategy Galway MASP (NWRS) and a development included as a Key Future Growth Enabled under the National Planning Framework (Page 43).
- It is set out that Ceannt Quarter has limited direct links to the City Core and the prime streets, and the link is identified as a critical link with the existing city centre and a prime pedestrian link in the Galway Public Realm Strategy (2019),

6.3. Observations

A submission was received from An Taisce to the Board on the 13th November 2019. A brief summary of the issues raised in the submission are set out below:

- It is set out that contrary to the appellants agent statement the extension is attached to a Protected Structure and becomes part of the building's curtilage.
- Reference is made to Section 8.2 Built Heritage of the Development Plan which recognises the value of built heritage and the protection and enhancement of this heritage.

6.4. Further Responses

None

7.0 Assessment

Introduction

- 7.1.1. The appeal site is located on lands that are zoned CC – “To provide for city centre activities and particularly those, which preserve the city centre as the dominant commercial area of the city” in the Galway City Development Plan 2017-2023.
- 7.1.2. On lands that are zoned Objective CC, ‘Tourist’ related activities are a permissible use. The carrying out of development works associated with the use of an existing hotel is therefore considered acceptable in principle.
- 7.1.3. The Planning Authority issued a split decision.
- Permission was **granted** for the (1) Amendments to the ground floor layout (2) Alterations to the existing fenestration and conversion of a window into a doorway at ground floor level on the south-western elevations; (3) Alterations to the layout at fourth floor level.
 - Permission **refused** for the (4) Change of use at 5th floor from an existing leisure centre to 13 no. bedrooms, (5) The construction of an additional 6th floor containing 6 no. bedrooms.
- 7.1.4. The appeal to the Board relates to the decision of the planning authority to refuse permission. In this regard the applicant has proposed amendments to the elevational treatment of the existing extension for the consideration of the Board.
- 7.1.5. The main issues that arise for assessment by the Board in relation to this appeal can be considered under the following broad headings:

- Impact on Architectural Heritage and on the Character of the Conversation Area
- Appropriate Assessment

7.2. Impact on Architectural Heritage and on the Character of the Conversation Area

- 7.2.1. The site is located in the Eyre Square Architectural Conservation Area and the Meyrick Hotel is listed on the Record of Protected Structures (RPS) ref. 3801. The building is considered to be of National importance on the National Inventory Architectural Heritage and located with a zone of archaeological potential.
- 7.2.2. The Planning Authority's decision to refuse permission for renovation works to the rear hotel extension states the proposed development, if granted, would result in the repurposing and extension of the life of a modern extension, which is entirely unsympathetic to the original building, a Protected Structure in terms of architectural style, form, proportion and materials and bears no relationship with same and would have a detrimental cumulative negative impact which comprises the special interest of the Protected Structure and the character of the adjoining Eyre Square Architectural Conservation Area. It is also argued that the development fails to make any contribution or enhancement to an area designated for regeneration, with particular regard to visual address, urban design and the public realm interface.
- 7.2.3. Chapter 8 of the City Development Plan outlines policy mechanisms to ensure new development enhances the character or setting of a protected structure and ensure that developments within Architectural Conservation Areas enhance the character and special interest of the Architectural Conservation Areas. In addition, Section 11.15 Built Heritage of the Plan states that the Planning Authority will consider proposals for development or alterations to a protected structure and proposals for development within an ACA based on the conservation principles set out in the Architectural Heritage Protection Guidelines for Planning Authorities and advice from the Architectural Heritage Advisory Unit.
- 7.2.4. With respect the appeal site, the development works relate to the conversion of the fifth floor from an existing leisure centre to 13 no. bedrooms and the insertion of an intermediate floor within the volume of the former swimming pool area containing 6 no. bedrooms and alterations to the external façade treatment of the 20th century six-

storey extension structure to the rear (southwest) of the original hotel building. This is a concrete framed design, with solid spandrel panels and glass infill sitting on elongated concrete columns under which there is an access road and pedestrian footpath to rear of Ceannt Station. This structure is attached to the main hotel building and forms part of the attendant ground of the protected structure.

7.2.5. Site inspection indicated that the existing extension has not been appropriately maintained and reflects a visually neglected and dilapidated structure. I further note that the extension is visible from a number of approaches to the site and is a dominant feature in the cityscape at this location. In this regard, a key point of note is that the development proposal does not seek to demolish the existing extension but rather carry out internal alterations and improvements to the external façade treatment.

7.2.6. Both the planning authority and An Taisce contend that the extension is not of architectural merit and detracts from the setting of the protected structure and ACA. The extension, in my opinion, is reflective of its mid-20th century construction era and is clearly distinguishable from the original hotel building. Notwithstanding this, the applicant is simply seeking upgrade and renovation works and whilst the planning authority might like to see an alternative design at this location this is not the application presented. The external concrete frame will be repaired and completely rendered in a light grey of similar colour and texture to the original concrete when the building was completed over fifty years ago. The columns will also be clad, as well as the undercroft. All windows will be replaced with slim, dark aluminium windows and will be enhanced with the addition of new coloured aluminium vertical panels. Having regard to the existing condition of the extension, I am satisfied that the works to improve to external appearance of the extension will have a positive contribution to the streetscape and will not detract from the character and setting of the protected structure and the Architectural Conservation Area.

7.2.7. The planning authority also contend that the development fails to make any contribution or enhancement to an area designated for regeneration, with particular regard to visual address, urban design and the public realm interface. In this regard, I note the primary access to Ceannt Station is via Station Road to the north of the site and planning permission Reg. Ref. GCC 14/18 and 19/175 – Extension of time granted to 14/18 relate to improvement works to Ceannt Station including pedestrian

access and connectivity. The implementation of this planning permission and the regeneration of Ceannt Station is wholly independent of the appeal site. I further note that Ceannt Station Masterplan and Eyre Square ACA Management Plan have yet to be prepared.

7.2.8. In relation to public realm, the Galway Public Realm Strategy (2019) was adopted with the existing structure in situ and indicates a thoroughfare under the modern extension as one of the connections between Ceannt Station and Eyre Square. I agree with the applicant that no reference is made to its contribution positive or negative to the public realm and the route is not identified as an “improved pedestrian route”. However, the applicant is willing to improve this area in line with the principles of the public realm strategy through the provision of either lighting or planting. Should the Board be minded to grant planning permission, I consider the enhancement of the public realm at this location would significantly improve the visual amenity of this secondary access to Ceannt Station.

7.2.9. In conclusion, the proposed development relates to internal works and external façade amendments only to an existing extension to the Meyrick Hotel. The extension is removed from the original 19th century hotel and the design reflects a distinct period of mid-20th century “brutalist” architecture and is clearly distinguishable from the limestone front and side elevations of the original building. I consider in relation to the visual impact and impact on architectural heritage and having regard to the fact that the extension is an existing operational part of the hotel that the contemporary design proposal will contrast effectively with the special character of the protected structure and will serve to improve the visual amenity of the area.

7.3. **Appropriate Assessment**

7.3.1. Having regard to the nature of the development, its location in a serviced urban area, and the separation distance to any European site, 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.

7.4. **Recommendation**

I recommend that planning permission be **GRANTED** for the proposed development having regard to the reasons and considerations and subject to conditions as set out below.

7.5. Reasons and Considerations

Having regard to the design, appearance of the proposed development, and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area and would not adversely impact on the character of the Protected Structure or the Architectural Conservation Area. The proposed development, therefore, would be in accordance with the proper planning and sustainable development of the area.

7.6. Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 21st October 2019, 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.

2. Details, including samples, of the materials, colours and textures of all the external finishes to the building, including the new access ramp and windows shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details, including appropriately scaled drawings providing for an enhanced public realm measures shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity

4. Any works to the protected structure shall be carried out with the input of specialist expertise in the form of a conservation architect and shall be carried out

in accordance with the requirements of the Architectural Heritage Protection Guidelines and any other advice issued by the Department of Arts, Heritage and the Gaeltacht.

Reason: To safeguard the special architectural interest of the protected structure.

5. Water supply and drainage arrangements, including the 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

6. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity

7. The construction and demolition waste shall be managed in accordance with a Construction Waste and Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July, 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated

Reason: In the interest of sustainable waste management

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. 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 the Board 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.

Irené McCormack
Planning Inspector

9th February 2020