

An
Bord
Pleanála

Board Direction
BD-011888-23
ABP-313592-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/03/2023.

The Board decided to determine the referral under Section 34(5) of the Planning and Development Act 2000, as amended, generally in accordance with the Inspector's recommendation, for the following reasons and considerations as follows.

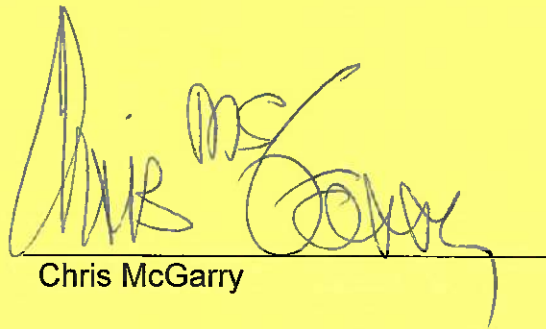
Having regard to:

- (a) sections 34(5) and 48 of the Planning and Development Act, 2000, as amended,
- (b) the parent planning permission ABP-306721-20,
- (c) the Dublin City Council Development Contribution Scheme 2020-2023,
- (c) the lack of an agreed lease between the developer and the planning authority to fulfil the specific provisions of the 'Enhanced Long-Term Social Housing Leasing Scheme' introduced by the Department of Housing, Planning and Local Government, under Pillar 2 of 'Rebuilding Ireland: An Action Plan for Housing and Homelessness' aimed at private investment in order to deliver social housing at scale, and
- (d) the submissions on file and relevant precedent cases,

the Board considered that the residential units under ABP 306721-20 cannot be deemed social housing units, for the purposes of the respective Development Contribution Schemes described above, and that the applicable development contribution under Condition number 25 falls to be determined on this basis.

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Board Member



Chris McGarry

Date: 10/03/2023