



An  
Bord  
Pleanála

**Board Direction**  
**BD-018693-25**  
**ABP-320155-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2025.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Amend condition 2 as follows.

2. The developer shall pay to the planning authority a financial contribution of €7,746.24 (seven thousand and seven hundred and twenty six euro and twenty four cent) 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. The application of any indexation required by this condition 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.

**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

## Reasons and Considerations

It is considered that the terms of the Dublin City Council Development Contribution Scheme 2023-2026 were correctly applied by the planning authority in respect of Condition No. 2 insofar as the development is subject to financial contributions under the Scheme. However, the Board considered that the terms of the scheme were incorrectly applied by the planning authority in respect of Condition No. 2 in respect to the calculation of the amount payable based on the reckonable usable floor space, pertaining to the two-storey extension, in the submitted drawings accompanying the application. Accordingly, it is concluded that condition number 2 should be amended.

**Board Member:**

  
Stephen Bohan

**Date:** 17/01/2025