

An
Coimisiún
Pleanála

Direction
CD-020120-25
ABP-322142-25

The submissions on this file and the Inspector's report were considered at a meeting held on 01/07/2025.

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

Amend condition 12 as follows.

The developer shall pay to the planning authority a financial contribution of €105,000 (one hundred and five thousand euro) as a contribution in lieu of public open space. This contribution shall be paid prior to commencement of development 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.

Public open space required: 15% of 0.4 hectares = 600 sqm (0.06 hectares)

Public open space provided: 460 sqm (0.046 hectares)

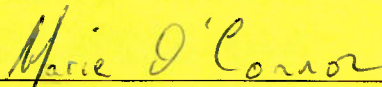
Shortfall of 140 sqm (0.014 hectares) @ €7,500,000 per hectare.

Reason: to comply with Section 6.1 and Section 6.2 of the Dun Laoghaire-Rathdown Development Contribution Scheme, made under Section 48 of the Planning and Development Act 2000, as amended, and to comply with Sections 9.3 *Open Space and Recreation*, 12.8.3 *Open Space Quantity for Residential Development*, and

12.8.5 Public Open Space Quality of the Laoghaire-Rathdown County Development Plan 2022 – 2028.

Planning

Commissioner:


Marie O'Connor

Date: 03/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the quality and character of the area of open space to the front of the site which measures 460 sqm, with lawns, playground equipment, mature trees to be retained, and a planting scheme to be implemented, I consider that this area corresponds with the standards for Public Open Space as set out in the Development Plan, with a shortfall of 140 sqm requiring a Development Contribution in lieu. Having regard to the area in the centre of the site (in proximity to the area designated as communal open space) which the applicant proposed as public open space, this is a narrow linear strip which does not comply with the standards set out in 12.8.5 of the Development Plan for public open space.