



An
Coimisiún
Pleanála

Commission Direction
CD-000383
PL-500330-DR-25

The submissions on this file and the Inspector's report were considered at a Commission meeting held on 02/04/2026. The Commission determined this case in accordance with section 48 of the Planning and Development Act, 2000.

Planning Commissioner:

Stephen Bohan

Date:

2nd day of April 2026

The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 6 as follows:

C6. The developer shall, before commencement or as otherwise agreed in writing with the Planning Authority, pay the sum of €45,000.00 to the planning authority, a financial contribution in lieu of public open space provision in accordance with the terms of the Development Contribution Scheme 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.

Reason: To provide a financial contribution in lieu of the shortfall in the provision of public open space required to serve the development as provided for in the Dún Laoghaire-Rathdown Development Plan 2022-2028.

Reasons and Considerations:

The Dun Laoghaire-Rathdown County Council Development Contribution Scheme 2023-2028 makes provision in Section 6.0 for the payment of a contribution in lieu of public open space provision on site. A financial contribution of €7,500,000 per hectare shall apply calculated on a pro rata basis on the quantum of the shortfall of public open space in the instance of the appeal development 15% of the site area. Condition number 6 of the decision to grant planning permission applied this charge incorrectly. The application has a stated and validated site area of 0.040 hectares. The development contribution should be calculated on the basis of the site area stated on the planning application form and as demarcated in red on the site location map. Therefore Condition 6 should be amended based on the following calculation: $€7,500,000 \times 0.006$ (15 % of the site area of 0.04ha = 0.006) = €45,000.