An Coimisiún Pleanála

Commission Direction
CD-001112
PL-501412-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 20th August 2026.

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 2 as follows:

The developer shall pay to the planning authority a financial contribution of €11,232 (eleven thousand, two hundred and thirty two euro) 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 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: 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.

Planning Commissioner: ______________________

Emer Maughan

Date: **24th day of August 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

The Dublin City Council Development Contribution Scheme 2023-2026 was the applicable contribution scheme at the date of the decision of the planning authority. This scheme set out the levels of contribution payable per residential unit based on gross internal floor area. Having regard to the nature and design of the proposed development, as revised by the further information and drawings submitted to the planning authority on 21/04/2026, it is concluded that the gross internal floor area of the dwelling does not include the covered car parking, bike parking, bin store or access lane. The relevant gross floor area of the proposed development is therefore determined to be 93-sq.m. It is concluded that in including such area within the gross internal floor area of the dwelling unit, the terms of the Development Contribution Scheme were not properly applied in this instance and the planning authority are therefore directed to amend the condition