

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3518/20

Appeal by Margaret Kennedy care of PMCA Architects of 104 Francis Street Dublin in relation to the application by Dublin City Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 2 of its decision made on the 30th day of November, 2020.

Proposed Development: Retention of the change of use from retail/commercial use to residential use at first floor level consisting of a two bedroom apartment wholly contained within an existing building. Access to the unit is provided directly from Dorset Street at 51 Lower Dorset Street, Dublin.

Decision

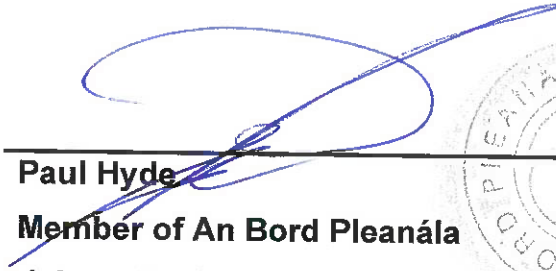
The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 2 and directs the said Council to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

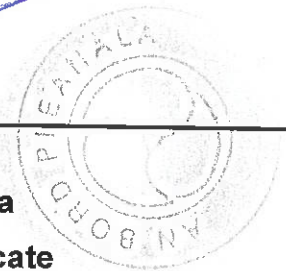
Having regard to the nature of the proposed development, involving the retention of the change of use of the subject area from commercial/retail use to residential use, and the terms of the Dublin City Council Development Contribution Scheme 2020 – 2023, section 13 of which provides that no reduced contribution rates, in whole or in part, shall apply to permissions for retention of development, the Board considers that the planning authority has properly applied the terms of the Development Contribution Scheme and that condition number 2 of the decision should be attached.

Matters Considered

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.



Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board



Dated this 29th day of April 2021