

An  
Bord  
Pleanála

Board Order  
ABP-312345-21

---

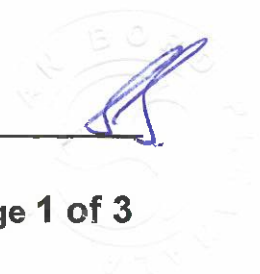
**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21A/0236**

**Appeal** by O and S Doors Limited care of TBP Planning and Development Consultants of Airport Hub, Furry Park, Swords Road, Santry, Dublin in relation to the application by South Dublin County Council of the terms of the Development Contribution Scheme made for the area in respect of condition number 4 of its decision made on the 24<sup>th</sup> day of November, 2021.

**Proposed Development:** Amalgamation of units F2 and F3 (with connecting doors at ground and first floor levels) and its use for warehouse and distribution with ancillary trade counter and showroom at ground and first floor levels; retention of offices at second floor level which are ancillary to the overall warehouse operation; retention of all signage and external illumination of the signage, all at Units F2 and F3, Weatherwell Business Park, Clondalkin, 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 4 and directs the said Council to ATTACH condition number 4 and the reason therefor.**

## **Reasons and Considerations**

Having regard to:

- (a) the submissions made in this appeal,
- (b) the nature, scale and extent of the proposed development and the development proposed to be retained together with the associated documentation provided on file,
- (c) the planning history of the site, and
- (d) the provisions of South Dublin County Council Development Contribution Scheme, 2021 – 2025,

the Board could not be satisfied that development contributions have been paid in respect of the former use, and therefore, in this regard the Board is satisfied that the terms of the South Dublin County Council Development Contribution Scheme, 2021 – 2025 have been applied correctly. It is, therefore, considered appropriate to attach condition number 4.



**Stephen Bohan**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 4<sup>th</sup> day of May 2022.