



An
Bord
Pleanála

Board Order
ABP-316091-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0462

Appeal by Howden Joinery (Ireland) Limited care of Tony Bamford Planning 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 21st day of February, 2023.

Proposed Development: Works to a commercial warehouse to include (i) demolition of existing extension and ancillary accommodation, (ii) internal alterations, including general reconfiguration of the space to create ancillary office accommodation, (iii) trade counter and warehouse space, (iv) external alterations include installation of new cladding system, signage and reconfiguration of existing south and east elevations and (v) all ancillary works associated with the development, all at Unit 2A Smurfit Packaging Systems, Ballymount Road Lower, 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 not been properly applied in respect of condition number 4 and directs the said Council to REMOVE condition number 4 and the reason therefor.

Reasons and Considerations

Having regard to the nature of the application which is for external alterations in the form of new cladding, the demolition of an ancillary office area and for modifications and internal alterations to an existing light industrial unit, but which does not result in the creation of any new additional floor area, the Board considered that the planning authority have incorrectly applied the terms of the South Dublin County Council Development Contribution Scheme 2021-2025 by conditioning a contribution for 157.1 square metres of floor area, when no additional floor area has been created by these works. The alterations within the inside of this unit primarily relate to the reconfiguration of the floor area and the relocation of partition floors within this floor space.


Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 29th day of February, 2024.