



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0265

Appeal by Roadstone Limited care of SLR Consulting Ireland of Unit 7, Dundrum Business Park, Windy Arbour, 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 15 of its decision made on the 11th day of December, 2023.

Proposed Development: A new concrete plant (7,271 square metres), comprising enclosed mixing units, 16 number cement silos (circa 23 metres height), enclosed aggregate storage bins (circa 16.5 metres height), feed conveyor systems, and two number control rooms; a replacement truck wash out facility (1,237 square metres); and related ancillary works within a 4.2 hectare application area at the existing quarry. The new concrete plant will replace the three existing concrete plants on site, all of which will be decommissioned upon commencement of operation of the new plant at Cheeverstown and Whitehall Townlands, Fortunestown, Tallaght, 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 15 and directs the said Council to REMOVE condition number 15 and the reason therefor.

Reasons and Considerations

Having regard to the provisions of the South County Dublin Development Contribution Scheme 2021-2025, and to the provisions of Section 48(10)(b) of the Planning and Development Act 2000, as amended, and noting the proposed development as described, does not include additional gross floor area within the meaning of the Planning and Development Act 2000, as amended or the Planning and Development Regulations 2001, as amended, save the two control buildings with a collective gross floor area of 13 square metres and which the Board was satisfied does not attract a development contribution by reason of the provisions of Section 11 (Circumstances where no contribution or a reduced contribution apply) specifically subsection xxiii, of the adopted scheme that sets out that ancillary plant rooms (where plant is not core activity/operation) shall be exempt. Accordingly, the Board concluded that the terms of the applicable Development Contribution Scheme have not been properly applied in respect of Condition Number 15 laid down by the planning authority and accordingly direct the planning authority to remove this condition.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this *26* day of *July* 2024

