



An
Coimisiún
Pleanála

**Commission Order
ABP-320227-24M**

Planning and Development Acts 2000 to 2022

Amendment of Commission Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0003

DEVELOPMENT CONCERNED: (i) Partial demolition of existing non-original modern office extension to the rear of number 95 George's Street Upper (Protected Structure RPS Number 862) and the corner of Haigh Terrace; (ii) minor works to the rear exterior wall of number 95 George's Street Upper to provide for the reopening of one number window, creation of ope for one number door and provision of balcony to serve upper ground floor unit; (iii) construction of a three-storey mixed-use development with fourth storey stepped back to the rear of number 95 George's Street Upper comprising one number commercial unit, bicycle/bin storage and one number parking space at ground floor level and five number residential units (five number one-bedroom units) across first, second and third floors. Each apartment unit will be provided with private amenity space in the form of a balcony/terrace/Juliet balcony space facing onto Haigh Terrace; (iv) all associated site and infrastructural works, including foul and surface water drainage, landscaping, plant areas, lighting, foul/surface drainage and signage necessary to facilitate the development; all at number 95 George's Street Upper and the corner of Haigh Terrace, Dún Laoghaire, County Dublin (Protected Structure RPS Number 862).

WHEREAS the Commission made a decision, to grant permission, subject to conditions, in relation to the above-mentioned appeal by Order dated the 17th day of April, 2025:

AND WHEREAS it has come to the attention of the Commission that a contribution condition in relation to public open space was omitted from the Board Order:

AND WHEREAS the Commission considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the subject of the decision:

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal, the subject of this amendment:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision so that condition number 18 of its Order and the reason therefor shall be as follows:

18. The developer shall pay to the planning authority a financial contribution in lieu of public open space provision 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.

Mary Gurrie

Mary Gurrie

Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 18 day of June 2025.