

An  
Bord  
Pleanála

Board Order  
ABP-320780-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3886/24**

**Appeal** by Wanders F.C. Rugby Club care of SBA Architects of D13 Nutgrove Office Park, Nutgrove Avenue, Rathfarnham, 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 14<sup>th</sup> day of August, 2024.


**Proposed Development:** Demolition of the existing clubhouse building and ancillary structures and construction of a new two-storey clubhouse building comprising changing rooms, two number referee rooms, treatment room, kit and store rooms, multi-purpose room, bar, kitchen, storage and toilets at ground floor level, and gymnasium, changing rooms, physiotherapy suite, bar/lounge, kitchen, offices, storage, toilets, staff accommodation and recessed plant room at first floor level, and installation of solar PV panels on roof, all at 65A Merrion Road, Ballsbridge, 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

It is considered that while the development is for recreational and social use, it has not been demonstrated that the use of the development will not accrue some profit or gain. It is considered reasonable, therefore, that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the local authority.

  
Declan Moore

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



Dated this 30<sup>th</sup> day of JANUARY 2025.