



An
Bord
Pleanála

Board Order
ABP-321772-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0087W

Appeal by Lens Media Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin in relation to the inclusion of a special contribution condition number 25 and 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 24 of its decision made on the 19th day of December, 2024.

Proposed Development: A 10 year planning permission for development of a Media Park to include: the construction of six number stage buildings (buildings 1, 2, 3, 11, 13 and 14) ranging in height between circa 20 metres and circa 23 metres and comprising 11 number internal sound stages with overhead catwalks and two-storey ancillary production offices including office space, plant and switch rooms, toilets, ICT rooms, staff toilets and showers and rooftop plant (totalling circa 35,187 square metres); four number workshops (buildings 15, 16, 17 and 18) ranging in height between circa 9 metres and circa 10.5 metres and comprising internal workshop areas, staff toilets and showers, ICT, plant and switch rooms (totalling circa 18,244 square metres); TV studio and reception (building 4) comprising three number TV studios (circa 17.8 metres height) and various supporting spaces across

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three floors including backstage shooting area, green rooms, hair and makeup rooms, production suites with ancillary offices, wardrobe, laundry room, Technical support offices, vision department, lighting department, pro service, run and crew kit room, chief engineer office, studio manager office, scenic store, props store, cameras and grip room, lighting and electrical room, plant room, sound control rooms, vision rooms, recording rooms and toilets at ground floor level; standard dressing rooms, tv post production spaces, kitchen and crew area, toilets, mechanical/electrical room, technical offices, media store at first floor level; star dressing rooms, tv post production, lounge and kitchen and toilets at second floor level; single storey reception building to include guest holding areas, VIP and guest service, security offices, staff toilets, showers and locker rooms (circa 10,875 square metres); two-storey dining hall with ancillary 100 seat theatre (building 6) comprising indoor and outdoor dining areas, kitchen, storage and mechanical rooms, toilets and three number meeting rooms at ground floor level; office space and covered outdoor balconies at first floor level (circa 4,351 square metres) standalone café (building 5) (circa 96 square metres); three number single storey production suites (buildings 7, 8 and 9) comprising offices, conference room, kitchenette, communal areas and toilets (totalling circa 795 square metres); three-storey car parking deck (building 19) (circa 14,782 square metres) to include 438 number car parking spaces (including 100 number EV and 27 number disabled) with ancillary offices (building 20) (circa 4,307square metres) refuse recycling area and rooftop plant; and outdoor stage area associated with the TV studio and reception building; site landscaping to include: an amenity walkway and biodiversity area along the northern boundary of the site; public realm and planting areas in the vicinity of TV studio and reception building and production suite offices; green roofs; and boundary treatments. Hard standing to include 'backlot' area (circa 14,160 square metres) and 'shooting lanes' (circa 18,900 square metres) to facilitate outdoor filming; electrical substation (circa 236 square metres); primary and secondary gate houses (buildings 10 and 12) (circa 19 square metres each). The proposed development will include the provision of 516 number surface

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car parking spaces (including 96 number EV, 13 number disabled and 13 number EV/disabled); 'Basecamp' area to provide 36 number large vehicle parking spaces and three number bus parking spaces to front of reception building as well as provision of bicycle parking to include 274 number covered spaces and 96 number external spaces. Additional works to include removal of existing wall and vegetation at south western boundary; provision of bin store adjacent to the proposed 'backlot' area and additional waste storage area adjacent to proposed dining hall; proposed pump station; rooftop PV panels (buildings 17 and 18); rooftop plant; building signage; LED video screen on eastern elevation of TV studio and reception building; public lighting; drainage and services provision; boundary treatments (including security fencing); piped site wide services; pedestrian and cycle links and all ancillary works and services necessary to facilitate construction and operation. The primary proposed vehicular, cyclist and pedestrian entrance from the newly constructed Grange Castle West Access Road will be located at the eastern boundary of the site with a secondary vehicular access at the southeastern corner of the site at a 22.6 hectare site located in the townlands of Coolscudden, Brownstown and Milltown, West of Grange Castle Business Park, Newcastle, County Dublin. The site is bounded by the Grand Canal to the north.

Decision

The Board, in accordance with section 48 of the Planning and Development Act, 2000, as amended by section 30 of the Planning and Development Act, 2010, based on the reasons and considerations under, directs the said Council, under section 48 (13) of the 2000 Act, to REMOVE condition number 25 and the reason therefor.

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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 24 and directs the said Council to AMEND condition number 24 and it shall be as follows for the reason stated.

24. The developer shall pay to the planning authority a financial contribution of €8,726,991.84 (eight million, seven hundred and twenty six thousand, nine hundred and ninety-one euro and eighty four cent), in respect of public infrastructure and facilities benefiting development 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.

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.



Reasons and Considerations

In relation to condition number 24 it is considered that the provisions of Section 11, parts (xxii) and (xxiii) of the South Dublin County Council Development Contribution Scheme 2021-2025, which relate to contribution exemptions, were not properly applied and a commercial levy was applied to 1,112 square metres of the development which comprise switchrooms, plant rooms, ancillary plant rooms and a stand-alone substation, all of which are listed as exempt from development contributions under Section 11, parts (xxii) and (xxiii) of the South Dublin County Council Development Contribution Scheme 2021-2025.

In relation to condition number 25 it is considered that condition number 25 is not in accordance with the requirements of Section 48(2)(c) of the Planning and Development Act, 2000, as amended as the development referenced in the condition is not exceptional or specific to the proposed development.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this *26* day of *May* 2025