



An
Coimisiún
Pleanála

Commission Order
ABP-322042-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 0020/25

WHEREAS a question has arisen as to the change of use from science and technology to bakery, and installation of chimneys/extraction hoods at Unit 10, Docklands Innovation Park, 128-130 East Wall Road, Dublin is or is not development or is or is not exempted development:

AND WHEREAS Thomas Murphy of 1 Ashfield Avenue, Ranelagh, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 10th day of February, 2025 stating that the matter was development and was exempted development:

AND WHEREAS the said Thomas Murphy of 1 Ashfield Avenue, Ranelagh, Dublin referred this declaration for review to An Bord Pleanála, on the 6th day of March, 2025 and An Coimisiún Pleanála reformatted the question, having regard to the specific question addressed to the planning authority, to read as follows:

Whether the installation of extractor fans/ air ventilation units / chimney to deal with fumes is or is not development or is or is not exempted development.

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) the pattern of development in the area:

AND WHEREAS An Coimisiún Pleanála has concluded the installation of extractor fans/ air ventilation units/ chimney to deal with fumes at Unit 10, Docklands Innovation Park, 128-130 East Wall Road, Dublin 3, as detailed in submissions made to the planning authority on the 14th day of January 2025, is development and is exempted development, having regard to the fact that the works constitute alteration of the subject premises, but are works which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and is, therefore, exempted, having regard to the provisions of section 4(1)(h) of the Planning and Development Act, 2000, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5(3)(a) of the 2000 Act, hereby decides that the installation of extractor fans/ air ventilation units / chimney to deal with fumes at Unit 10, Docklands Innovation Park, 128-130 East Wall Road, Dublin is development and is exempted development.



Liam McGree

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

Dated this 01st day of JULY 2025.

