

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322339-25

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**Planning and Development Acts 2000 to 2025**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2248/24**

**Appeal** by Raheny Shamrock Athletic Club care of Hughes Planning and Development Consultants of 85 Merrion Square, 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 25<sup>th</sup> day of March, 2025.

**Proposed Development:** The renovation, refurbishment and extension of the existing Protected Structure to provide for an upgraded Sports Club facility. Proposed works to the existing Protected Structure are inclusive of: (1) demolition of the existing non-original 20<sup>th</sup> century single-storey toilet block extension to the south of the main building; (2) removal of existing internal staircase from ground to first floor levels including false ceiling over, and infilling of the stair void with a new timber floor to match existing; (3) removal of non-original stud partition walls at ground and first floor levels and removal of existing internal door openings at ground and first floor levels; (4) removal of existing fire escape stair at the south-western corner of the building and the provision of a new fire escape stair in its place; (5) internal reconfiguration at ground and first floor levels of the existing building, including the addition of



new stud partition walls and internal door openings to accommodate a Gym, a Club Social Hub and a Club Office all at ground floor level and a Sports Hall and Club Meeting Room at first floor level. Internal works at first floor level are also inclusive of: (6) remedial works to existing timber floor where required; remodelling of timber floor projecting into window bays along the north elevation, cutting back the floor to form a void and installation of aluminium fire-rated glazing; and remodelling of existing non-original fire escape door to the south elevation. External works to the existing Protected Structure include: (7) removal of modern brickwork to allow for a new window in the existing oculus opening over the arch on the western elevation; (8) remodelling of three number existing window openings to the southern elevation at ground floor level to form two number arched door openings and one number arched window opening; (9) remodelling of three number existing window openings to the southern elevation at first floor level, with one opening to be removed and two number arched door openings being created; (10) repointing of stone work using lime pointing where required; (11) removal of existing aluminium gutters and replacement with new cast aluminium gutters; (12) at roof level, removal and replacement of slates and felt covering to roof over entrances on the southern and northern elevations; and removal of a number of slates to the main roof to allow for inspection and replacement of wall plate and rafter ends where necessary. The proposed development will also provide for: (13) the construction of a two-storey flat roofed extension to the south of the existing Protected Structure, with an enclosed plant area at roof level. Internally the extension will comprise an entrance lobby, commercial unit, storage space and bathroom facilities (including an accessible W.C), all at ground floor level. Access to the first-floor level is available via a new internal platform lift and stairs, with the first floor level comprising wellness/treatment rooms for club use, shower facilities, a plant room and circulation space; (14) the proposed extension will be connected to the Protected Structure via three number inter-connecting doorways at ground floor level and two number inter-connecting doorways at first floor level. These linkages will comprise frameless structural glazing with internal glass fins; (15) the main pedestrian

access to the premises is proposed off Main Street to the east via the existing double gates, a new stair access and platform lift are proposed inside this access. A bicycle parking entrance and fire escape are available along the north-western site boundary, and a secondary entrance and fire escape to the Protected Structure is available along the northern site boundary. The following works are also proposed: (16) provision of outdoor seating; (17) provision 16 number bicycle parking spaces to the north of the Protected Structure in the form of Sheffield stands; (18) provision of new club signage on the eastern elevation of the proposed extension and (19) associated site and infrastructural works which include; foul and surface water drainage, hard and soft landscaping, boundary treatments, provision of solar PV panels at roof level, internal mechanical and electrical works, lighting, bin storage and all associated site works necessary to facilitate the development, all at Saint Assam's Community Hall, Saint Assam's Church, Howth Road, Dublin. The subject property, Saint Assam's Community Hall, Saint Assam's Church, is a Protected Structure.



## Decision

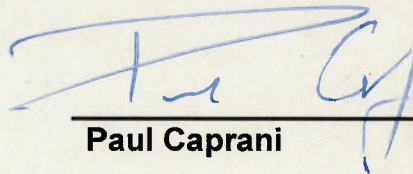
**The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 2 and directs the said Council to AMEND condition number 2 so that it shall be as follows for the reasons stated.**

2. The developer shall pay to the planning authority a financial contribution of €1,494.36 (one thousand, four hundred and ninety four euro and 36 cents) 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.

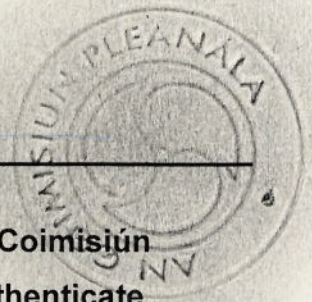
## Reasons and Considerations

Having regard to section 11 of the Development Contribution Scheme, it is considered that the net additional floor area of 12.6 square metres is applicable for the development contribution. Based on the contribution rate applied by the planning authority at the time of its decision and in accordance with the rates for commercial development set out in Section 9 of the Development Contribution Scheme, it is considered that the rate of €118.60 per square metres is applicable. The Commission is satisfied that development contribution amounting to €1,494.36 should be applied (12.6 square metres by €118.60 = €1,494.36).



**Paul Caprani**

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



Dated this 5<sup>th</sup> day of August 2025.