

An
Coimisiún
Pleanála

Commission Order

ACP-322854-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25A/0082W

Appeal by Towerbright Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin 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 9 of its decision made on the 29th day of May, 2025.

Proposed Development: Change of use from warehouse to self-storage use. The demolition of the existing mezzanine floor (circa 53 square metres). The construction of an additional floor measuring 797 square metres at first floor level, increasing the total gross floor area from 874.7 square metres to 1,618 square metres. Associated site signage measuring at nine square metres. Minor internal and external alterations to facilitate the change of use from warehouse to self-storage use. All associated site development works, including cycle parking provision, all at Units A1 and A2, Oakfield Industrial Estate, Ninth Lock Road, Clondalkin, Dublin.

Decision

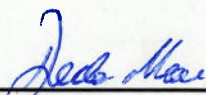
The Commission, in accordance with section 48 of the Planning and Development Act 2000, as amended, considered that, based on the reasons and considerations set out below, the terms of the Development Contribution Scheme for the area had not been properly applied in respect of condition number 9 and directs the said Council to AMEND condition number 9 so that it shall be as follows for the reason set out.

9. The developer shall pay to the planning authority a financial contribution of €88,922.77 (eighty-eight thousand, nine hundred and twenty-two euro and seventy-seven 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.

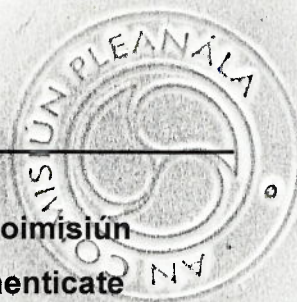
Reasons and Considerations

Having regard to Section 48 of the Planning and Development Act 2000, as amended, the provisions of the South Dublin County Council Development Contributions Scheme 2021-2025, and, in particular Section 11(i)(xxvi) relating to the exemptions for a change of use where contributions have previously been paid, together with the evidence submitted by the appellant, it is considered that the terms of the Scheme were not correctly applied in respect of condition number 9 and that the contribution should apply only to the net 744 square metres of additional floor area.



Declan Moore

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



Dated this 6th day of October 2025.