

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1287/25

Appeal by Red Rock Collins Avenue Limited care of Hughes Planning & Development Consultants of 85 Merrion Square, Dublin against the decision made on the 30th day of May 2025, by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of: (i) Demolition of the existing single-storey, vacant building on-site and associated shed structure to the south-west; (ii) construction of a five to six storey building, containing a total of 67 number apartments which are all one-bedroom social housing units for older persons. The proposed development will be provided in association with Fold Housing, an Approved Housing Body (AHB). Private amenity space to serve each apartment is provided in the form of a balcony/terrace and landscaped communal open space is provided in the form of a roof terrace. Internal communal amenity space for residents is provided at ground floor level in the form of a multifunctional room, a shared dining/function room, a kitchenette and tea station, a healthcare/wellness consultation room, an exercise room, a meeting room and a reception area.

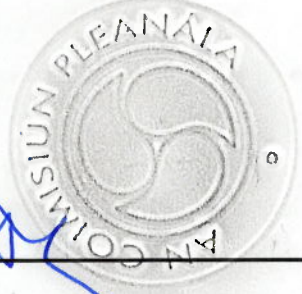
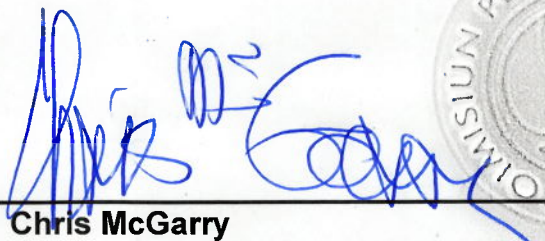
The proposed development will also include: (iii) provision of a new junction entrance to the site (pedestrian and vehicular access) off Collins Avenue Extension to the north including associated upgrade works to the existing footpath and cycle lane at this location; (iv) provision of revised boundary treatments; (v) provision of seven number car parking spaces (including one number accessible parking space and five number EV car charging points), 14 number resident bicycle parking spaces (including two number adapted bicycle parking spaces), and 14 number staff and visitor bicycle parking spaces; (vi) provision of landscaped open space, including pedestrian paths, outdoor seating, planting and exercise equipment; (vii) construction of a replacement single-storey shed structure in the southern section of the site for use by the adjoining school; (viii) and all associated development works necessary to facilitate the proposal including, drainage, landscaping, boundary treatments, bin storage, plant and lighting all on a 0.306 hectare site located to the west of Saint Aidan's CBS Secondary School, Collins Avenue Extension, Dublin.

Decision

Having regard to the nature of the condition 2 the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

On the basis of the information on file, including the specific nature of the proposed development as described in the statutory notices (social housing units) and the correspondence dated 21st day of July 2025, from the planning authority received by the Commission which states that the proposal is in fact exempt under the current development contribution scheme, the Commission determined that the terms of the Dublin City Council Development Contribution Scheme 2023-2026 were incorrectly applied in this instance.



Chris McGarry

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

Dated this

29th day of September

2025.