

An
Coimisiún
Pleanála

Commission Order
ACP-322924-25

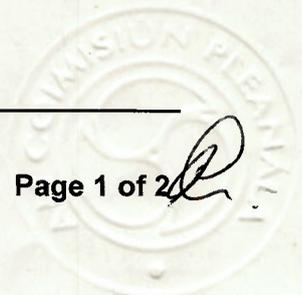
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1806/25

Appeal by Christoph Schwitzer in relation to the inclusion of special contribution condition number 2 by Dublin City Council in its decision made on the 5th day of June, 2025.

Proposed Development: The development will consist of the construction of a new Restaurant Building, a single-story structure with auxiliary attached structures at a lower level. The floor area of building space including the primary structure and two auxiliary structures equals 1310 square metres. The structure incorporates a flat roof at a height of 5.5 metres and an at-grade plaza entrance, flanked by landscape and a new children's play area. The building will be fitted with local featured photovoltaic panels. The exterior of the building will feature both elevated and on-grade dining terraces. The development requires the removal of a number of selected trees which will be replaced with numerous new trees and shrubs. Associated drainage and ancillary works are also included, all at Dublin Zoo, Phoenix Park, Dublin.



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 REMOVE condition number 2 and the reasons therefor.

Reasons and Considerations

Having regard to the terms of the Dublin City Council Development Contribution Scheme 2023-2026, the submissions received and the Inspector's report, it is considered that Dublin Zoo, being a facility that is used for recreational purposes and that is a charity and is not-for-profit, falls within the Article 10 category 'Development to be used for social, recreational or religious purposes and not to be used for profit or gain' and that, therefore, the proposed development is a development that is not required to pay development contributions under the scheme.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 5th day of March 2026.

