



An
Coimisiún
Pleanála

Commission Order
PL-500051-DRM

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0352/WEB

Development Concerned: Development in lieu of existing granted permission (planning register reference number D24A/0358/WEB) for the part demolition of an existing restaurant and two-bed apartment and conversion to a new shop on ground floor with a new shop front with roller shutter and construction of a first floor and second floor with one number one-bed apartment, one number two-bed apartment and one number three-bed apartment with recessed balconies, bicycle parking and ancillary works, all at 7 Georges Avenue, Blackrock, County Dublin.

WHEREAS the Commission made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 10th day of February, 2026:

AND WHEREAS it has come to the attention of the Commission that a section 48 contribution condition providing for the payment of a development contribution in lieu of public open space was omitted from the Commission Order:

AND WHEREAS the Commission considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the development, the subject of the permission:

AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from any person who had made submissions or observations in relation to the Commission in relation to the permission granted:

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned Order of the 10th day of February, 2026, by attaching an additional condition number 11, providing for the payment of a development contribution in lieu of the provision of 15% of public open space, in accordance with Section 12.8.3 and Table 12.8 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as follows:

11. The developer shall pay to the planning authority a financial contribution per residential unit, a contribution in lieu of the public open space requirement in respect of public open space 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. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.



MaryRose McGovern

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

Dated this *10th* day of *April* 2026.