



An
Coimisiún
Pleanála

Commission Order
PL-500672-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2590/25

Appeal by Pat Wigglesworth in relation to the inclusion of development contribution condition number 2 and supplementary contribution condition number 3 by Dublin City Council in its decision made on the 17th day of December 2025.

Proposed Development: The development will consist of the construction of an artist's studio, set back from the boundary adjoining 4 and 7 Henrietta Street, and accessed from Henrietta Lane. The development includes two number studios over two storeys, featuring an external staircase for access to the upper floor, all at 5 and 6 Henrietta Street, Dublin. The lands are situated to the rear of and within the curtilage of the protected structure. The total site area of the development is 212 square metres.

Decision

The Commission, in accordance with section 48 and section 49 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 been properly applied in respect of condition numbers 2 and 3 and directs the said Council to ATTACH condition numbers 2 and 3 and the reasons therefor.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022–2028, the Section 48 Dublin City Council Development Contribution Scheme 2023-2026 as adopted under Section 48 of the Planning and Development Act 2000 (as amended) and the Section 49 Dublin City Council Supplementary Development Contribution Scheme Luas Cross City (St. Stephen's Green to Broombridge Line) as adopted under Section 49 of the Planning and Development Act 2000 (as amended) and the absence of any clause allowing for exemption and/or reduction in payment of a contribution for the development of an artist studio within the curtilage of a Protected Structure, it is considered that this development would benefit from public infrastructure and facilities in the area of the planning authority and that is provided or that it is intended to be provided and that it would therefore be appropriate to attach a Section 48 Development Contribution condition and a Section 49 Supplementary Development Contribution condition in respect of LUAS Cross City.



Tom Rabbette

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

Dated this 22nd day of May 2026