

An  
Coimisiún  
Pleanála

Commission Order  
PL-500810-SD-26

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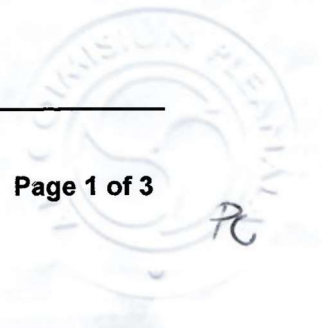
**Planning and Development Act 2000, as amended**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD25A/0290W**

**Appeal** by Anandaraman Narayanan against the decision made on the 26<sup>th</sup> day of January, 2026 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission for as constructed single storey house and ancillaries at Tralee, Saint John's Avenue, Dublin.



## Decision

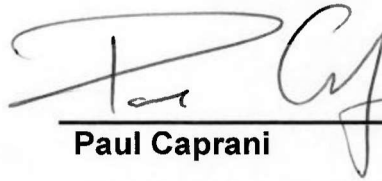
**The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 5 and directs the said Council to ATTACH condition number 5 and the reason therefor.**

5. The developer shall pay to the planning authority a financial contribution of €24,198.74 (twenty four thousand, one hundred and ninety eight euro and seventy four cent), in respect of public infrastructure and facilities benefiting development within 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 2026-2028, made under Section 48 of the Planning and Development Act 2000 (as amended). Contributions due in respect of permission for retention will become payable immediately on issue of the final grant of permission. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

**Reason:** The provision of such facilities will facilitate the proposed development. It is considered reasonable that the payment of a contribution be required, in respect of public infrastructure and facilities benefiting development in the area.

## Reasons and Considerations

The South Dublin County Council (SDCC) Development Contribution Scheme 2026-2028 (adopted October 2025) makes provision for the payment of a contribution for residential development at a rate of €126.45 per square metre. Section 9 requires that this rate is applied to all residential development other than where an exemption or deduction applies, as provided for in Section 11 of the Scheme. No exemption or reduction applies to the subject development. Furthermore, the development to be retained is excluded from Section 11 exemption and reduction. Therefore, Condition number 5 of the decision to grant retention planning permission has applied the charge correctly providing for a development contribution of €24,198.74 (rate €126.45 x floor area 191.37 square metres).



**Paul Caprani**

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



Dated this 19<sup>th</sup> day of May 2026