

An
Coimisiún
Pleanála

Commission Order
PL-501423-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1514/26

Appeal by Lidoc Experiences Limited in relation to the inclusion of special contribution Condition Numbers 2 and 3 by Dublin City Council in its decision made on the 27th day of April 2026.

Proposed Development: Planning permission for a period of five years for a public sauna facility to include five single storey modular sauna units with ancillary, such as plunge pools, changing facilities and WCs, all at Richmond Villas and 9-10 South Richmond Street, Dublin. The site is adjacent to a Protected Structure (Register Reference Number: 7361).

Decision

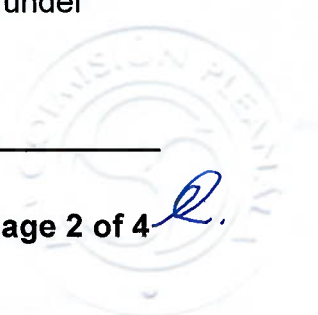
The Commission, in accordance with section 48 of the Planning and Development Act, 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area and the LUAS Cross City Supplementary Development Contribution Scheme had not been properly applied in respect of condition number 2 and condition number 3 and directs the said Council to AMEND condition number 2 and condition number 3 and the reasons therefor.

2. The developer shall pay to the planning authority a financial contribution of €7,848.66. (seven thousand, eight hundred and forty-eight euro and sixty-six cent) in respect of public infrastructure and facilities 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.

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.

3. The developer shall pay to the planning authority a financial contribution of €2,444.66 (two thousand, four hundred and forty-four euro and sixty-six cent) in respect of Luas Cross City (Saint Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 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.

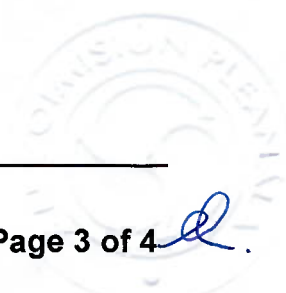
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Reasons and Considerations

Condition Number 2

The Dublin City Council Development Contribution Scheme 2023 - 2026 was the applicable contribution Scheme at the date of the decision of the planning authority. This Scheme sets out the levels of contribution payable in respect of commercial development based on the gross internal floor area of buildings. Having regard to the nature, form and design of the proposed development, it is considered that, notwithstanding their modular nature, the proposed sauna units and woodstore unit, would constitute buildings for the purposes of the Development Contribution Scheme. The relevant gross floor area of buildings is, therefore, determined to be 193 square metres. Furthermore, the Commission had regard to Section 11 of the Development Contribution Scheme which provides for a reduction in the applicable rate of contribution payable in respect of temporary permissions. Contributions payable should, therefore, be calculated at one-third of the applicable rate of contribution.



Reasons and Considerations

Condition Number 3

The Luas Cross City (Saint Stephen's Green to Broombridge Line) Supplementary Development Contribution Scheme, provides for the payment of contributions on the basis of the floor area of commercial development. Having regard to the nature, form and design of the proposed development, it is determined that the relevant gross floor area of commercial development is 193 square metres., and in particular that notwithstanding their modular nature, the proposed sauna units and woodstore would constitute commercial floorspace for the purposes of the Development Contribution Scheme. Further, the Commission had regard to Section 12 of the Supplementary Development Contribution Scheme which provides for a reduction in the applicable rate of contribution payable in respect of temporary permissions. Contributions payable should therefore be calculated at one-third of the applicable rate of contribution.



Mick Long

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 28th day of August 2026.

