



An  
Coimisiún  
Pleanála

## Inspector's Report

**PL-500531-DR-25**

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<b>Development</b>	Retention of the demolition works of the existing house at this site; and for Planning Permission for a development as follows: Slight alterations to the previously granted Planning Permission Reg. Ref. D24A/0306/WEB.
<b>Location</b>	110 Churchtown Rd Lower, Dublin 14, D14 W7C1
<b>Planning Authority</b>	Dun Laoghaire, Rathdown County Council
<b>Planning Authority Reg. Ref.</b>	D25A/0752
<b>Applicant(s)</b>	Patrick Phelan & Deirdre Meagher
<b>Type of Application</b>	Part Retention Permission, and Part Permission
<b>Planning Authority Decision</b>	Grant Retention Permission, and Grant Permission

<b>Type of Appeal</b>	First Party v Conditions
<b>Appellant(s)</b>	Patrick Phelan & Deirdre Meagher
<b>Observer(s)</b>	None
<b>Date of Site Inspection</b>	6 March 2026
<b>Inspector</b>	Paul Christy

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## **1.0 Site Location and Description**

- 1.1. The subject site is located in a large suburban residential area in the south of Dublin City. This western side of of Churchtown Road Lower area is characterised by sizeable dwellings set in generous plots, with varying design styles also a feature.
- 1.2. On the date of my site inspection, work was proceeding at the site.

## **2.0 Proposed Development**

- 2.1. The proposed development is in two parts. Firstly, the application seeks retention permission for demolition of '*the existing house*' at the site. Secondly, the application seeks permission for '*slight alterations to the previously granted Planning Permission reg ref D24A/0306/WEB*'. The referenced previous permission was for alterations to the then existing dwelling. The alterations to the previous permission for which permission is sought under the subject application are listed as: minor amendments to the roof profile, the addition of 2 no. roof lights and 2 no. first floor obscure glass windows, minor amendments to the proportions and sizes of the windows and doors at ground floor, an increase in roof height by 0.9m of the ridge of the rear of the house and all associated landscaping, site boundary treatment, site services and drainage works, all as per the granted Planning Permission D25A/0244.

## **3.0 Planning Authority Decision**

### **3.1 Decision: Grant Retention Permission, and grant Permission.**

- 3.1.1. The decision was subject to a total of eleven conditions. Three of these, Condition Nos. 9, 10 and 11 relate to financial contributions. These conditions are the subject of the appeal. The conditions require the following payments '*as provided for in the Development Contribution Scheme 2023-2028 made by Dun Laoghaire-Rathdown County Council*':

Condition No.	Amount	In Respect Of
9.	€313.64	Surface water infrastructure
10.	€4,717.27	Transport infrastructure
11.	€26,409.03	Community & Parks facilities & Recreational Amenities

3.1.2. The total payable for all 3 levies would be €31,439.94.

### 3.2. Planning Authority Reports

3.2.1. [Planning Report]: There is one report on file dated 25<sup>th</sup> November, 2025. The report is signed by a Senior Executive Planner and countersigned by a Senior Executive Officer and an Approved Officer. The report contains the following relevant sections in relation to financial contributions.

3.2.2. In a section headed 'Development Contributions', the proposed floor area (362.30m<sup>2</sup>) is noted. It is also noted that the previous application was for an extension (48.9m<sup>2</sup>) but that '*the current proposal is assessed against demolition and replacement of the existing dwelling. Therefore, 362.30m<sup>2</sup> is leviable*'.

3.2.3. [Other Technical Reports] The Drainage Planning section submitted a report advising of no objections, subject to standard conditions.

### 3.3. Prescribed Bodies

3.3.1. None.

### 3.4. Third Party Observations

3.4.1. None.

## 4.0 Planning History

### 4.1. Subject site:

~ P.A. Ref. D05A/0450 Demolition of existing bungalow and construction of new detached 2-storey house over part basement: 2005 Grant, subject to standard conditions.

~ P.A. Ref. D10B/0285 Retention of additional windows to front and rear towers at first floor level: 2010 Grant, subject to standard conditions.

~ P.A. Ref. D24A/0306/WEB Various alterations to existing dwelling: 2024 Grant, subject to standard conditions. Three of these, Condition Nos. 11, 12 and 13 relate to the following financial contributions 'as provided for in the Development Contribution Scheme 2023-2028 made by Dun Laoghaire-Rathdown County Council':

Condition No.	Amount	In Respect Of
11.	€2.49	Surface water infrastructure
12.	€37.29	Transport infrastructure
13.	€208.80	Community & Parks facilities & Recreational Amenities

~ P.A. Ref. D25A/0244 Minor alterations to the previous granted Planning Permission reg ref D24A/0306. 2025 Grant

## 5.0 Policy Context

### 5.1. Development Plan: Dun Laoghaire Rathdown County Development Plan, 2022-2028

- 5.1.1. Policy Objective T35: Section 48 and 49 Levies - *'It is a Policy Objective to utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000, to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the*

County. This will be carried out in conjunction with adjoining Local Authorities where appropriate.'

## 5.2. Dun Laoghaire Rathdown Development Contribution Scheme, 2023-2028 ('DCS').

5.2.1. Section 4, 'Level of Contribution' provides that stated levels of contribution shall be levied and paid (except where and insofar as an exemption or reduction applies in accordance with Article 7 of the Scheme) for: residential development, domestic extensions in excess of 40m<sup>2</sup>; and commercial development. Given the issue at the kernel of this appeal, the rates for 'residential development' and 'domestic extensions' are reproduced in the table below. The bottom row includes inflation-adjusted rates as identified on the Local Authority website.

<b>Class of Public Infrastructure</b>	<b>€ per unit of Residential Development</b>	<b>€ per square metre of domestic extensions in excess of 40m<sup>2</sup></b>
Class 1: Community & Parks facilities & Recreational amenities	€10,990.14	€94.91
Class 2: Transport Infrastructure	€1,962.53	€16.95
Class 3: Surface Water Infrastructure	€130.83	€1.13
Total of Contribution Payable	€13,083.50	€112.99
Rates payable on permissions granted between 1/11/2023 and 31/12/2025 inclusive	€13,876.24	€119.84

5.2.2. The following relevant notes are also included in the DCS:

Para. 4.6: *'Individual housing units, whether in a multi-unit development or one-off site housing development, will be subject to an additional charge of €112.99 (Domestic Extension Rate, Table A above) per square metre on all areas greater than 150m<sup>2</sup> within a unit. The area will be measured from the internal walls and*

*including the space occupied by any walls, shafts, ducts or structure within the space being measured. This does not apply to apartments or duplexes.'*

Para. 7.2(i): *'Where existing residential development is demolished and replaced by new residential development, contributions payable in respect of the replacement development shall be reduced by an amount equivalent to 50% of the contribution that would have been levied in respect of the original existing development had it been subject to the Scheme. Therefore, by way of example, if a one existing housing unit is demolished and replaced by ten housing units, the contributions payable shall be reduced by the equivalent of 50% of the contribution payable in respect of one housing unit.'*

## **6.0 Legislative Context**

### **6.1. Section 48 Development Contributions:**

~ Section 48(1) - A planning authority may, when granting a permission under section 34, include conditions for requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority and that is provided, or that it is intended will be provided, by or on behalf of a local authority (regardless of other sources of funding for the infrastructure and facilities).

~ Section 48(2)(a) - Subject to paragraph (c), the basis for the determination of a contribution under subsection (1) shall be set out in a development contribution scheme made under this section, and a planning authority may make one or more schemes in respect of different parts of its functional area. (b) A scheme may make provision for payment of different contributions in respect of different classes or descriptions of development.

~ Section 48(3)(a) - A scheme shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme. (b) In stating the basis for determining the contributions in accordance with paragraph (a), the scheme shall indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are

provided or to be provided by any local authority and the planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of existing development may not be included in any such determination. (c) A scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme.

## **7.0 The Appeal**

### **7.1. Grounds of Appeal**

7.1.1. The appeal contains two grounds of appeal. The first Ground challenges the Local Authority's interpretation of the development as constituting a replacement dwelling. The following points are made:

- Note that the second part of the subject application development description is a re-iteration of the development consented under L.A. Ref. D25A/0244 (the immediately preceding application). The development consented under the subject application is the development as described in the site notice. It is not a 'replacement dwelling' and it is not 'the reconstruction of the existing dwelling'.
- In his report, the Local Authority Planner acknowledges that the building now being constructed is identical to that consented under L.A. Ref. D24A/ as amended by D25A/0244. The Planner also accepts evidence of the Applicants' Structural Engineer ie. that demolition was the only viable option given defects in the pre-existing structure. In these circumstances, it was extremely unreasonable to assess the development contributions on the basis of 'demolition and replacement of the existing dwelling'.
- The Planning Authority was aware from the outset that an element of the original structure was going to be demolished and at no stage indicated that there was a particular threshold beyond which the development would be considered to be demolition and replacement.

- The Planning Authority is incorrect in saying that the entire structure has been demolished. *'The original basement, which represented 25% of the structure, remains in place and is being incorporated into the development'*.
- In these circumstances, the Commission is requested to removed Conditions 9, 10 and 11. In this case, the original levies imposed under Conditions 12 and 13 of L.A. Ref. D24A.0306 would apply.

7.1.2. The second Ground questions the scale of contributions levied. It does so without prejudice to Ground 1 and is submitted for the consideration of the Commission in a scenario where the Commission is minded to agree with the Local Authority's interpretation of the nature of the planning permission.

7.1.3. The Appellants refer to para. 7.2i of the DCS and to the 50% reduction contained therein *'Where existing residential development is demolished and replaced by new residential development...'* The Appellants contend that such a reduction should have been applied. This would provide for the undernoted contribution:

Standard Levy for first 150m <sup>2</sup> <sup>1</sup>	Area of house over and above 150m <sup>2</sup> base	TOTAL	Payable (on basis of para. 7.2i 50% reduction)
€13,083.50 <sup>2</sup>	266.9m <sup>2</sup> @ €112.99/m <sup>2</sup> = €30,133.01	€43,216.51	€21,608.25

7.1.4. The Appellants further state that even if one were to accept the Local Authority's 'argument', the levy of €31,439.94 should be less 50% of the Contribution that would have applied to the original house of 416.9m<sup>2</sup> (€31,439.94 - €21,608.25 = €9,831.69).

## 7.2. Planning Authority Response

7.2.1. In a reply dated 19<sup>th</sup> January, 2026, the Authority referred the Commission to the previous Planner's Report and considered that the grounds of appeal do not raise

<sup>1</sup> I interpret this phraseology as effectively saying Standard Levy for the demolished dwelling.

<sup>2</sup> The Appellants provide only the total figure for the Surface Water, Transport and Community etc. elements.

any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

- 7.2.2. On 3<sup>rd</sup> February 2026, the Commission wrote to the Local Authority in accordance with Section 132 of the Planning and Development Act, 2000 (As Amended) and required the Authority to address the grounds of appeal relating to the alleged improper application of the Development Contribution Scheme to the conditions under appeal. The Authority was also required to submit details of the calculation involved, the basis on which the calculation was made and the specific provisions in the Scheme on which the calculation was based.
- 7.2.3. On 4<sup>th</sup> February, 2026, the Local Authority provided a detailed breakdown of the methodology for the calculation of the development contributions applied to the subject application (please refer to Section 8.3 for the detailed breakdown). No other comments were included.

### **7.3. Appellants' Observation on Planning Authority Response**

- 7.3.1. On 5<sup>th</sup> February, 2026 the Commission wrote to the Appellants to request their submissions or observations in relation to the Local Authority submission of 4<sup>th</sup> February 2026.
- 7.3.2. The Appellants replied on 25<sup>th</sup> February. In their reply, the Appellants refer again to the two grounds of their appeal. In relation to the first Ground, they state that the subject works is not the demolition and rebuild, but the remodelling and extension of an existing house. While the remodelling and demolition works ended up being more extensive than originally envisaged, this was done on the advice of the design team for health and safety reasons and to comply with the building regulations. The development levy should therefore be based on the new extension only. They note that the Local Authority has not addressed this issue in their response to the Commission.
- 7.3.3. The Appellants also refer to the second grounds of appeal ie. their contention that the Local Authority misapplied the terms of the Scheme. They note that the workings of the Local Authority submitted to the Commission without any commentary proves

that to be the case. They then provide the same calculations and conclusions as contained in their original appeal to the Commission but updated to apply 'the 3% inflation the Planning Authority has factored in. The Appellants advise that they do not contest this adjustment.

## **8.0 Assessment**

### **8.1. Overview**

8.1.1. The Appellants, being the applicants, consider that the terms of the Development Contribution Scheme have not been properly applied by the Planning Authority in Conditions 9, 10 and 11 of its decision. In these circumstances, the said First Party may bring an appeal to the Commission in accordance with Section 48(10)(b) of the Planning and Development Act, 2000 (As Amended). In such cases, the Commission is confined solely to the consideration of whether the terms of the Development Contribution Scheme were properly applied by the Planning Authority. The Commission cannot consider the merits or otherwise of the scheme itself. The Commission may decide either to attach, remove or amend such conditions. I therefore intend to limit my considerations to the matters raised in relation to the terms of the conditions.

8.1.2. Having examined the application details, and all other documentation on file including the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local policies and guidance, I consider that the substantive issues in this appeal to be assessed are as follows:

- Whether or not the Local authority has correctly interpreted the subject application in the context of the terms of the Development Contribution Scheme ; and
- The Local Authority calculation methodology.

## 8.2. Interpretation of the Subject Application in the Context of the Terms of the Development Contribution Scheme

- 8.2.1. The rates of contribution applicable to a completely new dwelling or a replacement dwelling are substantially higher than those for a residential extension. The Appellants make the case that the subject development is not a replacement dwelling. They do so by referencing the planning history at the site. Thus, in the previous application (ref. D25A/0244), *'the implications of the amended drawings was that more demolition was required than the parent permission (ref. D24A/0306) envisaged. Clearly, at the very least, all of the roof had to be completely removed'*. The Appellants then focus on the precise wording of the development description for the subject development. In particular, they cite the first part of the description and deduce that, because this is identical to the description in the previous application, this demonstrates that the Local Authority's description of the proposed development as a replacement dwelling is inaccurate.
- 8.2.2. I am unable to agree with the Appellants' hypothesis. In effect, the Appellants are seeking to have the development contributions for their subject application determined on the basis of a different development to that that has been applied for. Whilst the second part of the subject application description is identical to the description contained in the previous application, there remains a fundamental and material difference between the two developments overall arising from the inclusion of the demolition element in the first part of the description of the subject application. The previous application would have seen the retention of a substantial part of the pre-existing dwelling, as well as the addition/removal of various peripheral/minor features, and the addition of modest extensions<sup>3</sup>. However, whilst the second element of the subject application and the description for the previous application are identical, one cannot ignore the relevance and consequences of the contents of the first part of the subject application. The first part refers to 'the demolition of the existing dwelling'. When considered together with the second part, this undoubtedly

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<sup>3</sup> The Local Authority's interpretation of that development as falling into the 'floor area' residential extension category, as opposed to a replacement dwelling, was the correct interpretation, in my opinion.

places the subject development firmly in the category of a replacement dwelling, in my opinion.

8.2.3. I acknowledge the Appellants' statements around proceeding to demolition only after receiving advice to do so from their Structural Engineer. I also note the Appellants' comment re the Planning Authority agreeing that the Appellants' actions and those of their contractor and design team were the correct things to do from a safety perspective (re demolition). However, the Development Contribution Scheme does not contain any specific exemptions or reductions for these precise circumstances ie. where, for safety reasons, there is no option other than to demolish. Thus the necessity to demolish on the grounds of safety can be afforded little, if any, weight in my opinion.

8.2.4. I also acknowledge the Appellants' comments in relation to part of a wall and the basement being retained and reintegrated into the new dwelling. Again, however, these factors are insufficient to overturn the more reasonable and accurate conclusion that the previous dwelling has, to all intents and purposes, been demolished, in my opinion.

### 8.3. Local Authority Calculation Methodology

8.3.1. In its submission of 5<sup>th</sup> February, 2026, the Local Authority clarified that the contributions were calculated on the basis of:

- (i) the development of a residential unit, with a 50% reduction applied to the residential unit calculation; and
- (ii) a 'Residential Extension' of 212.3m<sup>2</sup>

8.3.2. The Authority provided the following detailed breakdown of the contributions.

<b>Class of Public Infrastructure</b>	<b>Residential Development</b>	<b>Residential Extension</b>	<b>Total</b>
Class 1: Community & Parks facilities & Recreational amenities	€5,658.83 (on basis of 50% of the full charge of €11,317.65)	€20,750.20 (on basis of 212.3m <sup>2</sup> @ €97.74/m <sup>2</sup> )	

Class 2: Transport Infrastructure	€1,010.51 (on basis of 50% of the full charge of €2,021.01)	€3,706.76 (on basis of 212.3m <sup>2</sup> @ €17.46/m <sup>2</sup> )	
Class 3: Surface Water Infrastructure	€67.73 (on basis of 50% of the full charge of €134.73)	€246.27 (on basis of 212.3m <sup>2</sup> @ €1.16/m <sup>2</sup> )	
<b>Total of Contribution Payable</b>	<b>€6,736.71</b>	<b>€24,703.23</b>	<b>€31,439.94</b>

8.3.3. **Recommended Calculation Methodology:** In my opinion, the Authority has misapplied the DCS, whereas the methodology as set out by the Appellants is the correct one. I reach this conclusion for the following reasons. In the Local Authority methodology submitted to the Commission, the Authority clarifies that:

- it applied a 50% discount to the standard charge for residential units;
- then separately applied the charge per m<sup>2</sup> on floor area over 150m<sup>2</sup>; and
- added the two together.

8.3.4. My interpretation of the Scheme is that the full standard charge should be added to the charge per m<sup>2</sup> on floor area over 150m<sup>2</sup> of the demolished dwelling with the 50% discount then being applied to the combined total of these two elements.

8.3.5. For clarity, I set out below the sequence of calculation steps to be followed for a development consisting of the demolition and replacement of an existing dwelling.

	STEP	Relevant DCS Provision
1a.	Conclude that the development is most appropriately considered to be a demolition and rebuild, and apply the standard charge 'Per Unit of Residential Development'.	Column 2 of Table B
1b.	Apply the index linking applicable on the date of the decision of the Local Authority to the figure identified for Step 1a.	Para. 4.7.
2a.	Apply an <u>additional</u> charge per m <sup>2</sup> on the floorspace area in excess of 150m <sup>2</sup> of the pre-existing dwelling immediately prior to	Para. 4.6

	demolition. The area will be measured from the internal walls and including the space occupied by any walls, shafts, ducts or structure within the space being measured.	
2b.	Apply the index linking applicable on the date of the decision of the Local Authority to the figure identified for Step 2a as provided for under para. 4.7 of the DCS.	Para. 4.7
3.	Add the figures derived for Step 1b and 2b.	
4.	Apply the 50% reduction to the total figure calculated at Step 3.	Para. 7.2i wherein, for residential demolition and replacement projects it states that such developments: ' <i>...shall be reduced by an amount equivalent to 50% of the contribution that would have been levied in respect of the original existing development had it been subject to the Scheme</i> '.

8.3.6. **Detailed Figures:** Applying the above-noted methodology to the subject case, the calculation for Condition 9 in respect of Community & Parks Facilities & Recreational Facilities by way of example is as follows:

Demolished Dwelling Unit Contribution	€11,317.65
Additional charge of €97.74 per m <sup>2</sup> on the floorspace area in excess of 150m <sup>2</sup> of the pre-existing dwelling immediately prior to demolition. (Total floorspace of 416m <sup>2</sup> minus 150m <sup>2</sup> equals 266)	€25,998.84
Running Total	€37,316.49
<b>Final Total (by applying 50% reduction to running total)</b>	<b>€18,658.24</b>

## **9.0 AA Screening**

- 9.1. I note the reference to a screening determination in the Planning Authority's Planner's report and the determination that the proposed development and the development to be retained would not significantly impact upon a Natura 2000 site.
- 9.2. Notwithstanding these findings, the first party appeal has been made under the provisions of section 48(10)(b) of the Planning and Development Act, 2000, as amended. In this regard, the Commission shall therefore determine only the matters relating solely to a condition dealing with a development contribution. As such, the requirements S177U of the Planning and Development Act 2000, as amended, do not apply.

## **10.0 Water Framework Directive**

- 10.1. The appeal has been made under the provisions of section 48(10)(b) of the Planning and Development Act, 2000, as amended. The Commission shall therefore determine only the matters relating solely to a condition dealing with a development contribution. As such, the requirements under the Water Framework Directive do not apply in this instance.

## **11.0 Recommendation**

- 11.1. I conclude that, in accordance with section 48 of the Planning and Development Act, 2000, as amended, and based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area have not been properly applied in respect of condition numbers 9, 10 and 11, and recommend that the Council be directed to amend said conditions and the contributions payable thereunder for the reasons stated.

### Condition 9

Prior to the commencement of development, the developer shall pay the sum of €18,658.24 updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods) published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of Community & Parks Facilities & Recreational Facilities facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

### Condition 10

Prior to the commencement of development, the developer shall pay the sum of €3,332.68 updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods) published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of Transport Infrastructure facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

#### Condition 11

Prior to the commencement of development, the developer shall pay the sum of €221.64 updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods) published by the Central Statistics Office), to the planning authority as a contribution towards expenditure that was and/or that is proposed to be incurred by the planning authority in respect of Surface Water Infrastructure facilitating the proposed development.

In the case of expenditure that is proposed to be incurred, the requirement to pay this contribution is subject to the provisions of section 26(2) (h) of the Local Government (Planning and Development) Act, 1963 generally, and in particular, the specified period for the purposes of paragraph (h) shall be the period of seven years from the date of this order.

**Reason:** It is considered reasonable that the developer should contribute towards the expenditure that was and/or that is proposed to be incurred by the planning authority in respect of works facilitating the proposed development.

## **12.0 Reasons and Considerations**

The Commission has had regard to the contents of the appeal submission, the copy of the Planning Authority's file submitted to the Commission, to the submissions of the Local Authority dated 19<sup>th</sup> January 2026 and 5<sup>th</sup> February, 2026, and the Appellants' response of 25<sup>th</sup> February 2026 to the Local Authority submission of 5<sup>th</sup> February 2026. The Dun Laoghaire Rathdown Development Contribution Scheme 2023-2028 distinguishes between the development of new residential units and the development of residential extensions for the purposes of determining the amount of

the contribution payable. The Commission is satisfied that the development the subject of the application submitted to the Local Authority (ref. D25A/0752) was a demolition and replacement development for the purposes of the Dun Laoghaire Rathdown Development Contribution Scheme 2023-2028, and that the amounts payable at the time of the grant of permission should be calculated on this basis. The Scheme makes no allowances for demolition and rebuild enforced on owners for reasons of safety. The Commission is also satisfied that the calculation of the contributions should (a.) incorporate the basic rates per unit set out in Table A of the Development Contribution Scheme (b.) incorporate the additional per m<sup>2</sup> rate set out in para. 4.6 of the Scheme for dwellings in excess of 150m<sup>2</sup>; and (c.) that the 50% reduction set out in para. 7.2i of the Scheme is applicable to the combined total of the aforementioned (a.) and (b.).

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.



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Paul Christy

Planning Inspector

11<sup>th</sup> March 2026