

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS
SOUTH DUBLIN COUNTY COUNCIL**

Record of Executive Business and Chief Executive's Orders

Financial Development Contribution Condition of Planning Permission SDZ22A/0012

Planning Permissions SDZ22A/0012 sought permission for change of use from existing four-storey Office building to a Health Centre, including associated minor internal layout revisions (2,987sq.m GFA); Amendments to elements of existing external facade of building including removal of glazed facade at ground, first and second floor level and replace with part clad/part glazed facade and replacement of ground floor timber cladding on eastern ground floor elevation with cladding; A new single storey bin store (c. 30 sq.m GFA); 21 surface level bicycle parking spaces; Alterations to the existing Adamstown Boulevard road consisting of relocation of cycle lane and footpath to allow for the creation of emergency vehicle set down and layby area associated with the Health Centre; All associated and ancillary site development and landscape works on lands generally bounded by Adamstown Boulevard to the west; Adamstown Avenue to the south; residential units in the Stratton development to the north and Stratton Way to the east; This application is being made in accordance with the Adamstown Planning Scheme 2014, as amended and relates to a proposed development within the Adamstown Strategic Development Zone Planning Scheme Area, as defined by Statutory Instrument No. 272 of 2001.

CE Order PR/1244/22 sought a development contribution levy of €294,996.12. The levy due was calculated as follows:

Development Contributions

Change of use from office to health centre 2,987sq.m

Bin store 30sq.m

Assessable area = 2,987sq.m

Planning Reference Number	SDZ22A/0012
Summary of permission granted:	Change of use from office to health centre
Are any exemptions applicable?	No
If yes, please specify:	N/A
Is development commercial or residential?	Commercial
Standard rate applicable to development:	98.76
% reduction to rate, if applicable (0% if N/A)	0
Rate applicable	98.76
Area of Development (m2)	2,987.00
Amount of Floor area, if any, exempt (m2)	0.00
Total area to which development contribution applies (m2)	2987

Vehicle display areas/ Open storage spaces	0
Rate applicable	€9.88
Contribution	€0.00
Total development contribution due	€294,996.12

The developer has provided evidence of payment of Condition 17 of Planning Permission SDZ07A/0006.


The Development Contribution Scheme 2021 – 2025 states:

(xxvi) Change of use: In respect of a permission for change of use, where development contributions were paid in respect of the former use the contribution payable on the new use will be net of the quantum of development previously paid for. Where a contribution was not previously paid or the original development was carried out before 1963 it shall be treated in its entirety as new development and assessed accordingly.

The floor area for this building was stated under SDZ07A/0006 as 3,020sq.m. Under SDZ22A/0012 the building is stated as 2,987sq.m, so no increase in floor area from SDZ07A/0006.

It is noted that the new permission SDZ22A/0012 includes additional floor area (in addition to 2,987sq.m building) in the form of a standalone bin store. This bin store is stated as 30sq.m in floor area. Under the current development contributions rate this would equate to €3,585.60 in contributions owed.

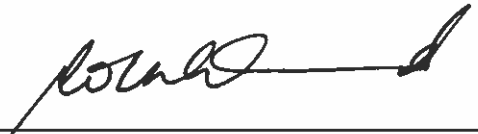
In light of the above, I recommend that the financial contribution due on SDZ22A/0012 be amended to €3,585.60



 Director of Land Use, Planning and Transportation

Order: That the financial contribution due on SDZ22A/000012 be reduced to €3,585.60.

DATE: 6/2/2023



 Chief Executive