



An
Bord
Pleanála

Board Direction
BD-003617-19
ABP-303469-19

Re: Amending Board Order

Section 146A of the Planning and Development Act, 2000, as amended

The submissions on this file were considered at a Board meeting held on 23rd July, 2019,

The Board decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of the 20th May, 2019 by amending Conditions 1 and 3 in order to clarify the subject permission.

The Board decided that:

- (1) a clerical error had occurred,
- (2) the amendment of the Board Order would not result in a material alteration of the terms of the development, the subject of the permission or decision.

Having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the permission/other matter.

NOW THEREFORE in accordance with section 146A (1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision so that condition numbers 1 and 3 of its order and the reason therefor shall be as follows:

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 22nd day of December, 2017 as shown on drawing number 16197/P/003 (Rev. P1), except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

3. The landscape scheme shown on drawings entitled 'Landscape Plan' drawing number 100 (Rev.A), prepared by Ilsa Rugers, Architect and received by An Bord Pleanála on the 15th day of January, 2019, shall be carried out within the first planting season following substantial completion of external construction works. In addition, details of the retaining wall and the proposed hedge along the southern and western boundaries shall be agreed in writing with the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, until the development is taken in charge by the local authority, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

Board Member: _____ **Date:** 24/07/2019
Terry Ó Niadh