



An  
Bord  
Pleanála

**Board Direction**  
**ABP-306156-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2020.

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations and observations received by it in accordance with statutory provisions.

The Board decided, as set out in the following Order, that

Board Order as follows:-

**WHEREAS** by order dated 8<sup>th</sup> of May 2018 made by An Bord Pleanála, under register reference number PL06F.249341 (FW16A/0134), granted subject to conditions permission to the Shuhada Foundation of Ireland for in summary the construction of a mosque, primary school, community centre and all associated infrastructural and ancillary works at Warrenstown House, Blanchardstown Road North, Dublin:

**AND WHEREAS** condition 14 attached to said permission required:

Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development,

coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion of the development.

**AND WHEREAS** the developer and the Planning Authority failed to agree on the amount of the above details in compliance with the terms of the said condition and the matter was referred by the developer to An Bord Pleanála on the 12<sup>th</sup> day of December, 2019 for determination:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, hereby determines that the Board agrees that the amount payable within the terms and conditions of the permission under condition 14 is €50,000 as agreed by the Council applicable for this bond to be refunded upon satisfactory completion of the development.

## **REASONS AND CONSIDERATIONS**

Having regard to the planning history, the submissions from the parties and the nature and scale of the development in question, the Board considered €50,000 to be appropriate as a development bond as per Condition 14 of register reference PL06F. 249341, refundable upon the satisfactory completion of the development.

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations and observations received by it in accordance with statutory provisions.

**Board Member:**

**Date:** 22/05/2020

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Maria FitzGerald