

An
Coimisiún
Pleanála

Direction
CD-021094-25
ABP-313252-22

Re: Amending Commission Order

S146A of the Planning and Development Act, 2000, as amended

The submissions on this file were considered at a meeting held on 29/10/2025.

The Commission decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of 12th September 2024 by clarifying that the granted permission includes for

'xii. access will be via the existing access on Cross Avenue and improvement works are proposed to this entrance including the construction of an ornate patterned steel panel (30m x 3.7m) incorporating signage (2.6m x 0.3m) to the east of the existing entrance and signage (2.2m x 1.5m) on the existing wall to the west; works to the public footpath in the form of a raised table pedestrian crossing, waste layby area, drop-off and set down spaces, improvements to and realignment of the existing internal vehicular access road from the Cross Avenue entrance to provide for a road of 5.5m in width and 2m wide footpath' and by attaching the above wording to the grant of permission and removing the above wording from the refusal of permission.

And by the addition of condition no. 15.

'Final details of the improvement works to the existing access off Cross Avenue and improvements to and realignment of the existing internal vehicular road, shall be submitted to and agreed in writing with the planning authority prior to commencement of development, to ensure suitable vehicular, cycle and pedestrian access to the permitted dwellings.'

Reason: *In the interest of orderly development.'*

The Commission decided that; it is appropriate to amend its Order dated 12th September 2024 as set out above in order to facilitate the decision where the amendment may reasonably be regarded as having been contemplated by either a particular provision of the decision or the terms of the decision which were not expressly provided.

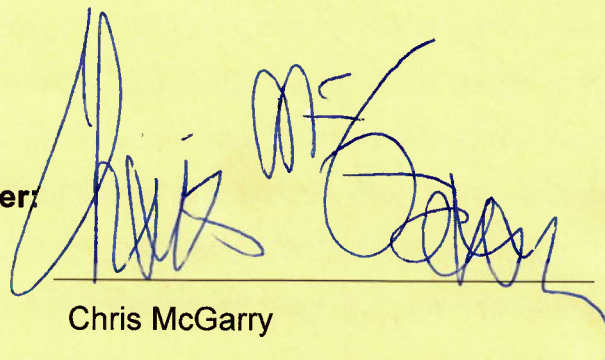
Specifically, the provision of suitable vehicular cycle and pedestrian access is evidently contemplated in the grant of permission for 11 residential units and associated works.

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

Accordingly, the Commission hereby amends the above-mentioned decision by in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000, as amended, as set out above

Planning

Commissioner:

A handwritten signature in blue ink, appearing to read 'Chris McGarry', is written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 29/10/2025