



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020490-25**  
**ABP-322488-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 14/08/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

AMEND condition number 9 as follows:

Prior to commencement of development, the developer shall lodge with the planning authority a bond of an insurance company, or other security as may be acceptable to the planning authority, to secure the provision and satisfactory completion, and maintenance until taken in charge by the local authority of roads, pedestrian crossings, footpaths and cyclepaths, lighting, drains, and other services required in connection with the development, and to secure the reinstatement of public roads which may be damaged by the transport of materials to the site, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The security to be lodged shall be as follows -

- (a) an approved insurance company bond in the sum of €85,000 (eighty-five thousand euro), or
- (b) such other security as may be accepted in writing by the planning authority.

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

Planning

Commissioner:

  
MaryRose McGovern

Date: 14/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the nature of the proposed development and the works required to facilitate safe access to the site for all travel modes, it is considered that the lodgement of an insurance bond to secure the satisfactory completion of development is a reasonable requirement, and further that the amount of such bond is not regarded as being excessive or disproportionate to the nature and scale of development proposed to be carried out.