

Planning and Development Acts 2000 to 2020

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 3500/18.

Development Concerned: Demolition of an industrial warehouse unit (2,078 square metres), and construction of 13 number residential units comprising of three number two bedroom two-storey units (97.6 square metres), one number two bedroom two-storey (84.2 square metres), seven number three bedroom three-storey units (131.5 square metres) and two number three bedroom two-storey units (104 square metres). Provision of 12 number car parking spaces, private open space to serve each unit, new internal road layout and footpath, revisions to existing access and egress, upgrading of existing boundary treatment on all boundaries, landscaping works, Sustainable Urban Drainage Systems drainage, provision of PV panels at roof level to serve each unit, site lighting, Electricity Supply Board substation and all associated site development works. All on a site of circa 0.18 hectares on lands to the rear of numbers 46-64 South Dock Street, Ringsend, Dublin. The subject site is bounded to the south by numbers 46-64 South Dock Street, to the north by numbers 1-23 Hastings Street, to the east by the rear of properties located at numbers 82-104 South Lotts Road and to the west by properties located at numbers 1-19 South Dock Place.

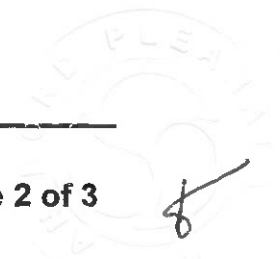
WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 12th day of July, 2019:

AND WHEREAS it has come to the attention of the Board that condition number 11 of the Board Order should be amended pursuant to section 146A of the Planning and Development Act, 2000, as amended, in order to facilitate the operation of the permission,

AND WHEREAS the Board considered that the correction of the above-mentioned matter would not result in a material alteration of the terms of the development, the subject of the decision,

AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal the subject of this amendment,

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 number 11 of its Order and the reason therefor shall be as follows:



11. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

Terry Ó Niadh

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Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 13th day of August, 2021.

