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**Planning and Development Acts 2000 to 2022**

**Amendment of Board Order**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3623/19**

**Development Concerned:** 13 number affordable residential units comprising 11 number two-storey three-bedroom houses, one number one-bedroom apartment and one number two-bedroom apartment in a three-storey structure including one balcony at first floor level facing south-east, all above arranged in a single terrace. The proposal includes fifteen number car parking spaces (11 number off-street and four number on-street car parking spaces adjacent to units), ancillary site work (including individual refuse storage areas) and landscaping, all on lands totalling 0.218 hectares on a site bounded by public green space to the north-west, Balbutcher Lane Lower to the north and east, Belclare Drive to the south, and existing house to the west, Ballymun, Dublin.


**WHEREAS** the Board made a decision to grant permission subject to 10 conditions, in relation to the above-mentioned development by order dated the 24<sup>th</sup> day of March, 2020:

**AND WHEREAS** it has come to the attention of the Board that a clerical error had occurred as the proposed development is for dwelling houses only, which access directly onto the existing public road network. In this regard, the attachment of condition number 10, which refers to a legally constituted management company, was not necessary:

**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the permission or 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 person 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 by the omission of condition number 10 of its order and the reason therefor.

  
Chris McGarry

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

Dated this 15<sup>th</sup> day of January 2024.