

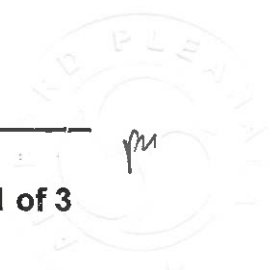
Planning and Development Acts 2000 to 2020

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 2372/20

Development Concerned: Demolition of The Blackhorse Inn public house and the adjoining pair of semi-detached houses at numbers 229 and 231 Tyrconnell Road (total demolition: 976 square metres). The proposed development consists of the construction of a three to seven storey building, accommodating 56 number apartments, comprised of 37 number one bed apartments and 19 number two-bedroom apartments, with all apartments to have balconies/ground floor terraces. The proposed development also provides for a ground floor cafe (106.4 square metres), with associated outdoor terrace. Vehicular access to the development will be from Tyrconnell Road, with a proposed car lift to the underground car park which accommodates 13 number car parking spaces and 56 number bicycle parking spaces. At surface level, there will be four number car spaces and 22 number bicycle parking spaces. The development also provides for all associated site development works, hard and soft landscaping, boundary treatments, ground floor refuse/storage/plant rooms (43.5 square metres), all on a site area of 0.16 hectares at 229 to 235 Tyrconnell Road, Inchicore, Dublin.



WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 2nd day of June 2021,

AND WHEREAS it has come to the attention of the Board that due to a clerical error a condition in relation to Part V of the Planning and Development Act, 2000, as amended, was omitted from the Board's Order,

AND WHEREAS the Board considered that it is appropriate to amend its Order to facilitate the permission where the amendment may reasonably be regarded as having been contemplated by either a particular provision of the permission or the terms of the permission which were not expressly provided,

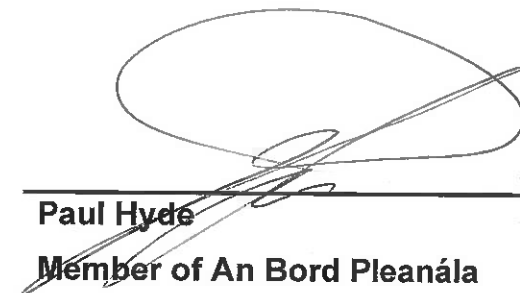
AND WHEREAS the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject of the decision,

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,

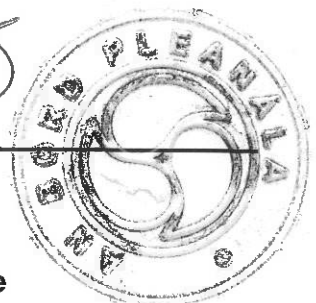
NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Board hereby amends the above-mentioned decision by attaching a further condition and the reason therefor as follows:

16. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing in accordance with the requirements of section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate shall have been applied for and been granted under section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan of the area.



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



Dated this 13th day of DECEMBER 2021.