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**Planning and Development Acts 2000 to 2021**

**Amendment of Board Order**

**Planning Authority: Dún Laoghaire Rathdown County Council**

**Planning Register Reference Number: D20A/0582**

**Development Concerned:** The development will consist of the demolition of an existing two storey building (approximately 480 square metres gross floor area) and replacement with a two to four storey residential development consisting of 14 number residential units incorporating 10 number one-bed units, three number two-bed units and one number three-bed unit. Each unit will have private open space in the form of individual balconies and will have access to a screened communal open space area (approximately 81 square metres) at second floor level. Primary entrances to the development and access to service areas is proposed from Lee's Lane. The loading bay at Lee's Lane directly abutting the existing building will be removed to facilitate access to the proposed development. Bin (approximately 5 square metres) and cycle (approx. 11.9 sqm) stores are provided at ground floor level. The development will include a sedum roof (approximately 280 square metres) at roof level consisting of attenuation measures and connections to existing services and all associated site development works at 1 Northumberland Avenue (with frontage to Lee's Lane), Dún Laoghaire, County Dublin.

**WHEREAS** the Board made a decision to grant permission subject to conditions in relation to the above-mentioned by Order dated the 20<sup>th</sup> day of April, 2021:

**AND WHEREAS** it has come to the attention of the Board that, due to a clerical error, a condition requiring a Bond for the proposed development has been omitted from the Board Order:

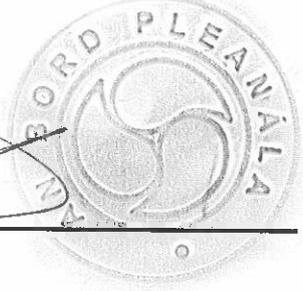
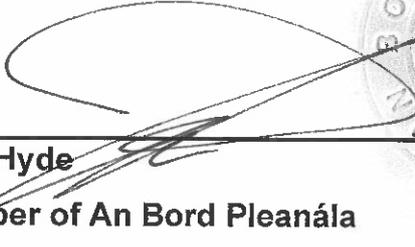
**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the permission or decision:

**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the matter 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 insertion of a new condition number 15 of its Order shall be as follows:

15. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

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



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**Paul Hyde**

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

Dated this 16<sup>th</sup> day of February 2022.