



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Application for permission under section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016, in accordance with plans and particulars, lodged with An Bord Pleanála on the 15th day of December 2020 by Sanderly Holdings Limited care of Tom Phillips and Associates of 80 Harcourt Street, Dublin.

Proposed Development comprises of the following:

1. Demolition of the vacant two storey motor vehicle showroom and number 38 Glasnevin Hill (a vacant dwelling) (circa 1,260.7 square metres total gross floor area) and the development of a residential scheme of 101 number apartment units (with associated residential amenity facilities), retail and retail and medical units arranged in two number blocks (Block 1 and Block 2) (over split level basement) (circa 10,536 square metres gross floor area including ancillary gross floor area at basement of circa 151 square metres accommodating waste and bins stores, and plant room).
2. Due to the fall in existing ground levels at Glasnevin Hill, Block 1 will be arranged over predominantly seven storeys (including setbacks) at its southern end and six storeys (including setbacks) at its northern end. Block 2 will be arranged over six storeys (including setbacks) to Glasnevin Hill. There are no works proposed to the existing office building at number 52 Glasnevin Hill, save for alterations to its associated private amenity space as a result of the proposed development.

3. Block 1 will comprise a total of 32 number units (nine number one-bed units, 22 number two-bed units and one number three-bed units) with terraces and balconies on all elevations. Block 1 will also accommodate: the associated residential amenity facilities for the scheme including communal lounge, concierge, management office, parcel store and meeting and function rooms (435 square metres total gross floor area); two number communal terraces at lower ground floor; one number retail unit (circa 284 square metres) located at basement (street level) and; one number medical consultant unit (circa 97 square metres) located at lower ground floor (street level).
4. Block 2 will comprise a total of 69 number units (35 number one-bed units, 29 number two-bed units and five number three-bed units) with terraces and balconies on the north, east and west elevations. Block 2 will also accommodate two number medical or retail units (circa 55.5 square metres and circa 42.5 square metres) located at ground floor (street level).
5. The development will also include:
 - alterations to existing perimeter boundary walls;
 - communal open space at podium with children's play area (circa 1,248 square metres);
 - semi-private open space at podium (circa 410 square metres);
 - basement parking to include 45 number carparking spaces (including four number universally accessible spaces), eight number motorcycle parking spaces and 248 number bicycle parking spaces;
 - Two number refuse store areas at basement level (total circa 66 square metres gross floor area);
 - substation and switchroom within basement, site lighting; site servicing (foul and surface water drainage and water supply); the provision of Sustainable Drainage Systems measures (including attenuation tank, green and blue roofs); services provision and related pipework; electric vehicle charging points; plant room; all hard and soft landscaping; boundary treatments; changes in site levels; and all other associated site excavation and site development works above and below ground.

The development will be served by two number at grade gated vehicle entrances with the northern entrance facilitating fire tender access and the southern entrance providing vehicular access to the basement carpark. A stepped pedestrian access to podium is also provided at the south of the site from Glasnevin Hill all located at number 54 Glasnevin Hill and "Ardmore" with lands adjacent thereto, number 38 Glasnevin Hill, number 52 Glasnevin Hill, lands to the rear of numbers 48, 50 and 52 Glasnevin Hill, and numbers 40 and 42 Glasnevin Village, Dublin 9.

Decision

Grant permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

In coming to its decision, the Board had regard to the following:

- (a) The site's location on lands with a zoning objective for Neighbourhood Centre and the policy and objective provisions as set out in the Dublin City Development Plan 2016-2022 in respect of mixed-use development,
- (b) The nature, scale and design of the proposed development which is consistent with the provisions of the Dublin County Development Plan 2016 -2022 and appendices contained therein,
- (c) The provisions of Rebuilding Ireland Action Plan for Housing and Homelessness 2016,
- (d) The provisions of the Guidelines for Sustainable Residential Developments in Urban Areas and the accompanying Urban Design Manual, A Best Practice Guide, issued by the Department of the Environment, Heritage and Local Government in May 2009,
- (e) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March 2018,
- (f) The provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in December 2020,
- (g) The provisions of the Design Manual for Urban Roads and Streets (DMURS) issued by the Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government in March 2019, as amended,
- (h) The availability in the area of a wide range of social and transport infrastructure,
- (i) The pattern of existing and permitted development in the area,
- (j) The submissions and observations received,
- (k) The report of the Chief Executive of Dublin City Council,
- (l) The comments made at the Central Area Committee meeting

- (m) The report of the Planning Inspectors.

Appropriate Assessment Screening

The Board completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development within a zoned and serviced urban area, the Information for Screening for Appropriate Assessment document submitted with the application, the Inspector's report, and submissions on file. In completing the screening exercise, the Board adopted the report of the Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites, and that a Stage 2 Appropriate Assessment is not, therefore, required.

Environmental Impact Assessment Screening

The Board completed an environmental impact assessment screening of the proposed development and considered that the Environmental Impact Assessment Screening Report submitted by the developer, identifies, and describes adequately the direct, indirect, secondary, and cumulative effects of the proposed development on the environment.

Having regard to:

- (a) The nature and scale of the proposed development, which is below the mandatory threshold in respect of Class 10(b)(iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001 as amended,
- (b) the location of the site on lands that are zoned for Neighbourhood Centre uses under the provisions of the Dublin City Development Plan 2016-2022, and the results of the strategic environmental assessment of the Dublin City Development Plan undertaken in accordance with the Strategic Environmental Assessment Directive (2001/42/EC),
- (c) the location of the site within the urban area of Glasnevin, which is served by public infrastructure and the existing pattern of residential development in the vicinity,

- (d) the location of the site outside of any sensitive location specified in Article 109(4)(a) of the Planning and Development Regulations 2001, as amended and the mitigation measures proposed to ensure no connectivity to any sensitive location,
- (e) the provisions of the guidance set out in the Environmental Impact Assessment (EIA) Guidance for Consent Authorities regarding Sub-threshold Development, issued by the Department of the Environment, Heritage and Local Government (2003),
- (f) the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended, and
- (g) the information as set out in Schedule 7A of the Planning and Development Regulations 2001, as amended.

The Board concluded that, by reason of the nature, scale and location of the subject site, the proposed development would not be likely to have significant effects on the environment. The Board decided, therefore, that an environmental impact assessment report for the proposed development would not, therefore, be required.

Conclusions on Proper Planning and Sustainable Development

Having regard to the zoning objective for the site as set out in the Dublin City Development Plan 2016-2022, the planning history of the site and the pattern of development in the area, it is considered that the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be consistent with national and local planning policy and would be acceptable in terms of urban design, scale, height, mix of uses and quantum of development and in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Board considered that a grant of permission for the proposed Strategic Housing Development would materially contravene the Dublin City Development Plan 2016-2022 in respect of height. The Board considers that, having regard to the provisions of section 37(2)(b)(i) and (iii) of the Planning and Development Act 2000, as amended, the grant of permission in material contravention of the Dublin City Development Plan 2016-2022 would be justified for the following reasons and considerations:

- (a) In relation to section 37(2)(b)(i) of the Planning and Development Act 2000, as amended, the proposed development is considered to be of strategic and national importance having regard to the definition of 'strategic housing development' pursuant to section 3 of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended, to its support for the National Policy Objectives in Project Ireland 2040 National Planning Framework, in particular National Policy Objective 33 that seeks to "prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location", and its potential to contribute both to the achievement of the Government's policy to increase delivery of housing from its current under supply as set out in Rebuilding Ireland Action Plan for Housing and Homelessness issued in July 2016.

(b) In relation to section 37(2)(b)(iii) of the Planning and Development Act 2000, as amended, the proposed development is considered to be consistent to guidelines under section 28 of the Act and to Project Ireland 2040 National Planning Framework, specifically Specific Planning Policy Requirement 3 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018, which states that where a development complies with the Development Management criteria in section 3.2 of the Guidelines, it may be approved even where specific objectives of the relevant development plan or local area plan may indicate otherwise and national policy set out in Project Ireland 2040 National Planning Framework in particular Objectives 13 and 35. An assessment was carried out to determine that the proposed development conforms with the development management criteria in section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:
 - (a) Vertical screening of a height of 1.8 metre shall be provided on the northern side of the balconies serving unit numbers 21, 27 and 31 of Block 1;
 - (b) Vertical screening of a height of 1.8 metres shall be provided between all adjoining terraces and balconies;
 - (c) The area of communal open space to the west of Block 2 adjacent to unit numbers 33, 35, 36, 38, 40, 41, 43, 45 and 46 shall be reallocated as private amenity space for these units. A suitable boundary shall be provided between the boundary wall to the west and unit number 35, and there shall be a suitable boundary provided between each of the areas of private amenity space.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

3. The proposed development shall be amended as follows:
 - (a) The use of the ground floor units in Block 2, described for retail and medical uses, shall be submitted for the written agreement of the planning authority prior to first occupation. The proposed uses shall ensure that an active frontage is provided,
 - (b) The area of open space to the side of the western most retail unit in Block 2, shall be walled off to the rear south and form a side yard and bicycle parking area for this retail unit.

Revised plans and particulars showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. Details of the materials, colours and textures of all the external finishes to the proposed dwellings and buildings shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of visual amenity.

5. Details of all security shuttering, external shopfronts, lighting and signage shall be as submitted to An Bord Pleanála with this application unless otherwise submitted to and agreed in writing with the planning authority prior to occupation of the commercial and retail units.

Reason: In the interest of the amenities and visual amenity of the area.

6. No advertisement or advertisement structure other than those shown on the plans and particulars submitted with the application shall be erected or displayed on the buildings or within the curtilage of the site in such a manner as to be visible from outside the buildings, unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

7. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

8. Proposals for a development name, retail and commercial unit identification and numbering scheme and associated signage shall be submitted to and agreed in writing with the planning authority prior to commencement of development. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility.

9. Public lighting shall be provided in accordance with a scheme, which shall include lighting along pedestrian routes through the communal open spaces, details of which shall be submitted to and agreed in writing with the planning authority prior to commencement of development or installation of lighting. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

Reason: In the interests of amenity and public safety.

10. All service cables associated with the proposed development such as electrical, telecommunications and communal television shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

11. The road network serving the proposed development, including turning bays, junction with the public road, parking areas, footpaths and kerbs, access road to the service area and the underground car park shall be in accordance with the detailed construction standards of the planning authority for such works. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

Reason: In the interest of amenity and of traffic and pedestrian safety.

12. (a) The car parking facilities hereby permitted shall be reserved solely to serve the proposed development. All car parking spaces shall be assigned permanently for the residential development and shall be reserved solely for that purpose. These residential spaces shall not be utilised for any other purpose, including for use in association with any other uses of the development hereby permitted, unless the subject of a separate grant of planning permission;
- (b) Two of the car parking spaces shall be reserved solely for the use by a car sharing club. The developer shall notify the planning authority of any change in the status of this car sharing club.

(c) Prior to the occupation of the development, a Parking Management Plan shall be prepared for the development and shall be submitted to and agreed in writing with the planning authority. This plan shall provide for the permanent retention of the designated residential parking spaces and shall indicate how these and other spaces within the development shall be assigned, segregated by use and how the car park shall be continually managed.

Reason: To ensure that adequate parking facilities are permanently available to serve the proposed residential units and the remaining development.

13. A minimum of 10% of all car parking spaces should be provided with functioning electric vehicle charging stations and points, and ducting shall be provided for all remaining car parking spaces, including in-curtilage spaces, facilitating the installation of electric vehicle charging points and stations at a later date. Where proposals relating to the installation of electric vehicles ducting and charging stations or points has not been submitted with the application, in accordance with the above noted requirements, such proposals shall be submitted and agreed in writing with the planning authority prior to the occupation of the development. The car parking spaces for sole use of the car sharing club shall also be provided with functioning electric vehicle charging stations and points.

Reason: To provide for and or future proof the development such as would facilitate the use of electric vehicles.

14. A total of 242 number bicycle parking spaces and room for six number cargo bicycles shall be provided within the site. Details of the layout, marking demarcation and security provisions for these spaces shall be as submitted to An Bord Pleanála with this application, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

15. Prior to the opening or occupation of the development, a Mobility Management Strategy shall be submitted to and agreed in writing with the planning authority. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents, occupants and staff employed in the development and to reduce and regulate the extent of parking. The mobility strategy shall be prepared and implemented by the management company for all units within the development, including the commercial units. Details to be agreed with the planning authority shall include the provision of centralised facilities within the commercial element of the development for bicycle parking, shower and changing facilities associated with the policies set out in the strategy.

Reason: In the interest of encouraging the use of sustainable modes of transport.

16. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Prior to commencement of development the developer shall submit to the planning authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

Upon Completion of the development, a Stage 3 - Completion Stormwater Audit to demonstrate Sustainable Urban Drainage System measures have been installed, and are working as designed and that there has been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

Reason: In the interests of public health and surface water management.

17. Prior to commencement of development, the developer shall enter into water and or wastewater connection agreement(s) with Irish Water.

Reason: In the interest of public health.

18. The site shall be landscaped, and earthworks carried out in accordance with the detailed comprehensive scheme of landscaping, which accompanied the application submitted, unless otherwise agreed in writing with, the planning authority prior to commencement of development. The landscape scheme shall be implemented fully in the first planting season following completion of the development, and any trees or shrubs which die or are removed within three years of planting shall be replaced in the first planting season thereafter. This work shall be completed before any of the dwelling units are made available for occupation.

Reason: In the interest of residential and visual amenity.

19. The treatment of Japanese Knotweed, an identified invasive alien species, shall be in compliance with the requirements of the Department of Tourism, Culture, Art, Gaeltacht, Sport and Media – Development Applications Unit, the planning authority and in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011-2015.

Reason: In the interest of ecological protection.

20. (a) A plan containing details for the management of waste and, in particular, recyclable materials within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities for each apartment unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan;
- (b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted;
- (c) This plan shall provide for screened bin stores, which shall accommodate not less than three standard sized wheeled bins within the curtilage of each house plot.

Reason: In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

21. (a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, communal refuse and bin storage and all areas not intended to be taken in charge by the planning authority, shall be maintained by a legally constituted management company
- (b) Details of the management company contract, and plans and particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

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

22. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the provisions of the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

23. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) Location of the site and materials compound(s) including area(s) identified for the storage of construction refuse;
- (b) Location of areas for construction site offices and staff facilities;
- (c) Details of site security fencing and hoardings;
- (d) Details of on-site car parking facilities for site workers during the course of construction;
- (e) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site;

- (f) Measures to obviate queuing of construction traffic on the adjoining road network;
- (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
- (h) Alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works;
- (i) Details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels;
- (j) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (k) Off-site disposal of construction and demolition waste and details of how it is proposed to manage excavated soil;
- (l) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains;
- (m) A record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

Reason: In the interests of amenities, public health and safety.

24. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

25. Prior to commencement of development, the developer 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.

26. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall -
- (a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation including hydrological and geotechnical investigations relating to the proposed development,
 - (b) employ a suitably qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

27. 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 and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance 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 and maintenance of the development until taken in charge.

28. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

29. The developer shall pay to the planning authority a financial contribution as a special contribution under section 48(2) (c) of the Planning and Development Act 2000 in respect of the provision of public open space in the area. The amount of the contribution shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála for determination. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be updated at the time of payment in accordance with changes in the Wholesale Price Index – Building and Construction (Capital Goods), published by the Central Statistics Office.

Reason: It is considered reasonable that the developer should contribute towards the specific exceptional costs which are incurred by the planning authority which are not covered in the Development Contribution Scheme and which will benefit the proposed development.

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

Dated this day of 2021