

An  
Bord  
Pleanála

Board Order  
ABP-309256-21

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**Planning and Development Acts 2000 to 2020**

**Amendment of Board Order**

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

**Planning Register Reference Number: D20A/0551**

**Development Concerned:** The construction of two number part two-storey part three-storey, three bedroom houses and one number two-storey, three bedroom house with attic accommodation, all with associated balconies and garages, demolition of existing shed and associated siteworks to the rear of 8 Montpelier Parade, Monkstown, County Dublin, a protected structure, as amended by the further public notices received by the planning authority on the 20<sup>th</sup> day of November, 2020.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned appeal by Order dated the 5<sup>th</sup> day of July, 2021:

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**AND WHEREAS** it has come to the attention of the Board that due to a clerical error, a condition in relation to an insurance bond or cash deposit to be lodged with the planning authority was omitted from the Order:

**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 this decision:

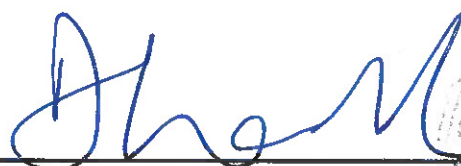
**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the matter the subject of this amendment:

**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 so that an insertion of a new condition number 12 of its Order and the reason therefor shall be as follows:



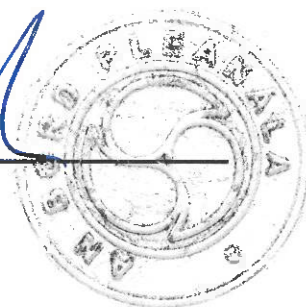
12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection 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.



**Dave Walsh**

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



Dated this 3<sup>rd</sup> day of September 2021