

An
Bord
Pleanála

Board Order
ABP-310901-21

Planning and Development Acts 2000 to 2021

Amendment of Board Order

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0490

Development Concerned: (i) Demolition of existing two-storey dwelling; (ii) construction of a replacement two-storey flat-roofed dwelling with three number rooflights, roof terrace and detached single storey garage; (iii) removal of existing vehicular entrance gate, provision of new 8.9 metres wide vehicular entrance to Dublin Road and refurbishment/extension of northern, western and eastern boundary wall to maximum height of 1.75 metres; (iv) removal/replacement of rear (southern) sea-wall with new sea wall, served by inset pedestrian entrance/staircase to Sutton Strand of 2.3 metres height with 1.1 metre high balustrade atop; and, (v) all ancillary works, including landscaping and Suds, necessary to facilitate the development at Lenco, 159 Dublin Road, Sutton, Dublin.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 26th day of November, 2021:

AND WHEREAS it has come to the attention of the Board that a clerical error had occurred in condition number 1 which was 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 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 any person 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 amendment of condition number 1 to include the approval of Option A of its Order so that the Order shall be as follows:

1. (a) The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 31st day of May 2021, 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.

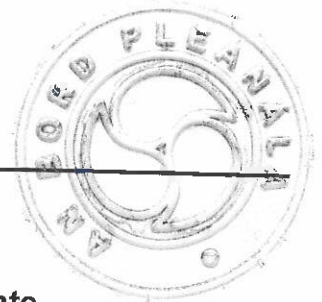
- (b) The developer shall use Option A submitted by additional information on the 31st day of May, 2021.

Reason: In the interest of clarity.


Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this ^{1st} day of February 2022.