



Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Fingal County Council

Planning Register Reference Number: F20A/0576

Development Concerned: The demolition of unfinished structures on site and the construction of a two-storey, five-bedroom dwelling at the north of the site and a three-storey over lower ground floor apartment block (four-storey in total) building containing four three-bedroom apartments and five two-bedroom apartments, (nine apartments in total) at the south of the site. A new vehicular entrance is proposed onto the existing cul-de-sac roadway at the north of the site, removal and modifications to existing boundary walls, new access gates and piers. 14 number car parking spaces will be provided for the apartments and three number car parking spaces for the dwelling. 11 number bicycle parking spaces are provided for the apartment development. Construction of a bin and bike store together with all associated site works, drainage, boundary treatments, green roofs, tree planting and landscaping at Robswall Cottage, Coast Road, Malahide, County Dublin.

WHEREAS the Board made a decision to grant permission with conditions to Deanscastle Developments Limited care of Manahan Planners of 38 Dawson Street, Dublin, in relation to the above-mentioned development by Order dated the 28th day of March 2023.

AND WHEREAS it has come to the attention of the Board that, due to an administrative error, a condition in relation to the naming and numbering scheme was omitted from the Board's decision.

AND WHEREAS The Board decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of 28th March 2023 by inserting a condition attached to the planning authority permission in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000.

AND WHEREAS the Board considered it is appropriate to amend its Order dated 28th day of March 2023 in order to facilitate the permission where the amendment may reasonably be regarded as having been contemplated by 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 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 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 so that condition 16 of its Order and the reason therefor shall be as follows:

16. Proposals for a development name, house/apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme.

Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 4th day of November 2024.

