

An  
Bord  
Pleanála

**Board Order**  
**ABP-315000-22M**

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**Planning and Development Acts 2000 to 2022**

**Amendment of Board Order**

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

**Planning Register Reference Number: D22A/0617**

**DEVELOPMENT CONCERNED:** The construction of four two-storey dwellings (total area 437 square metres), modifications to the internal access road and curtilage. The development provides for a new internal access road to serve the new dwellings off the existing vehicular access road, open space, surface parking, landscaping, boundary treatments, site development works and services provision at Harrow House, Church Road, Killiney, Co. Dublin (a Protected Structure):

**WHEREAS** the Board made a decision to grant permission, subject to condition, in relation to the above-mentioned development by Order dated the 20<sup>th</sup> day of December, 2023:

**AND WHEREAS** it has come to the attention of the Board that a clerical error had occurred:


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

**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 inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision by inserting new condition number 18 and the reason therefor shall be as follows:

18. 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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**Stephen Brophy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this 1<sup>st</sup> day of February 2024.**

