



An
Bord
Pleanála

Board Order ABP-315945-23M

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22B/0509

DEVELOPMENT CONCERNED: Rear and side two-storey extension for two first floor additional bedrooms at 94 Ballinteer Park, Ballinteer, Dublin.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 11th day of July, 2023,

AND WHEREAS it has come to the attention of the Board that due to an administrative error condition number 2 of the Board's decision should be clarified and that a further condition, numbered 8 and the reason therefor, should be attached to the Board's decision,

AND WHEREAS the Board considered that the clarification of the above-mentioned matters would not result in a material alteration of the terms of the development, the subject of the 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 these amendments,

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 so that conditions numbers 2 and 8 of its Order and the reasons therefor shall be as follows:

2. The depth of the first-floor extension shall be reduced to six metres, measured externally. Revised plans and particulars showing compliance with this section shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of residential amenity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting development in the area of the planning authority that is provided or intended to be provided 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 the 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.

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.



Stephen Brophy

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

Dated this 15th day of September 2023

