

An  
Bord  
Pleanála

## **Board Order ABP-317457M-23**

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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: D23A/0001**

**DEVELOPMENT CONCERNED:** (i) Construction of two number two-storey five bedroom detached dwellings, each with rooflights and canopies to the rear of the existing dwellings Glenarm and Ardens, (ii) provision of two number on site new vehicular parking spaces per each proposed dwelling, (iii) alteration to as granted vehicular entrance off Torquay road granted under planning register reference number D19A/1026, (iv) new access road on the site of Ardens to serve the new proposed dwellings, and (v) landscaping works, boundary treatments, drainage works and all associated works necessary to facilitate the development all at Ardens and Glenarm (Protected Structures), Torquay Road, Foxrock, Dublin. The proposed development was revised by a further public notice received by the planning authority on the 12<sup>th</sup> day of May, 2023.

**WHEREAS** the Board made a decision to grant permission subject to conditions in relation to the above-mentioned development by Order dated the 12<sup>th</sup> day of June, 2024:

**AND WHEREAS** it has come to the attention of the Board that a clerical error had occurred, in that a security condition for the satisfactory completion of the development was omitted from the Board Order:

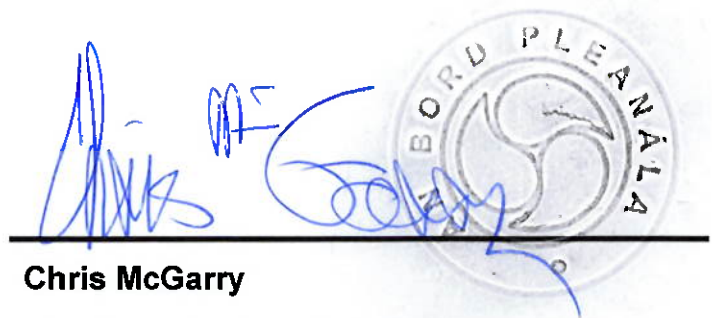
**AND WHEREAS** the Board considered that the correction of the above-mentioned error would not result in a material alteration of the terms of the development, the subject to the permission or decision:

**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 to the Board in relation 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 the inclusion of a further condition set out below:

16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the 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 security shall be as agreed with 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.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 26<sup>th</sup> day of July 2024