



An  
Bord  
Pleanála

## Board Order

**ABP 317818-23M**

---

**Planning and Development Acts 2000 to 2022**

### **Amendment of Board Order**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5252/22**

**DEVELOPMENT CONCERNED:** The development comprises construction of (1) single-storey creche (gross floor area 518 square metres) with car set down area per four number cars, four number off-street car parking spaces and eight number bicycle parking spaces on the western section of the development, (2) 32 number two-storey, terraced, affordable residential units in four number blocks (two number two-bed houses and 30 number three-bed houses), 32 number curtilage car parking spaces and 37 number on-street parking spaces with 10 number bicycle parking stands all on Parkview Road, (3) two number single-storey four-bed sheltered housing with six number ancillary parking spaces, two number nine-seater bus parking bays including the extension of Parkview Road to the east of the development and a pedestrian and bicycle linkage between Parkview Road and Cedarwood Green, and (4) all ancillary site works including hard and soft landscaping and individual refuse storage areas, all on land totalling 1.2912 hectares all at Parkview, Dublin, bounded by Parkview Road and Poppintree Park to the north, Cedarwood Green to the east, Cedarwood Road and Oakwood Close to the south and residential development (house numbers 60 to 69) on Parkview Road to the west as revised by further public notices received by the planning authority on the 27<sup>th</sup> day of June, 2023.

**WHEREAS** the Board made a decision to grant permission subject to conditions in relation to the above-mentioned development by Order dated the 21<sup>st</sup> day of May, 2024:

**AND WHEREAS** it has come to the attention of the Board that a clerical error has occurred in that the name of the planning authority in the header and in the first paragraph of the Board Order is incorrect:

**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 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 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 the correct planning authority name in the header and in the first paragraph shall read as follows:

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5252/22**

**Appeal** by David and Carmel Hardiman of 16 Cedarwood Green, Dublin and by Cedarwood Green Residents' Association Committee care of Joe McGuirk of 26 Cedarwood Green, Glasnevin, Dublin against the decision made on the 24<sup>th</sup> day of July, 2023 by Dublin City Council to grant permission subject to conditions to O'Cualann Cohousing Alliance CLG care of Smith and Kennedy Architects of 9 Clarinda Park North, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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



Dated this *6<sup>th</sup>* day of *June*, 2024