

An
Bord
Pleanála

Board Order
ABP-317839M-23

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Fingal County Council.

Planning Register Reference Number: F23A/0300.

Development Concerned: The demolition of the existing single-storey side/rear extensions and outbuildings and storage, and the construction of a three-bedroom two-storey high dwelling to the side of the existing dwelling, alterations to boundary treatment, soft landscape, new off street parking to the front through existing vehicular, removal of existing trees to the side and replacement with new landscaping and all associated site works, at 1 Oakleigh Court, Malahide, County Dublin.

WHEREAS the Board made a decision grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 28th day of May, 2024:

AND WHEREAS it has come to the attention of the Board that due to a clerical error the condition relating to noise insulation was omitted from the Board Order,

AND WHEREAS the Board considered that the correction/clarification of the above-mentioned error would not result in a material alteration of the terms of the grant of permission,

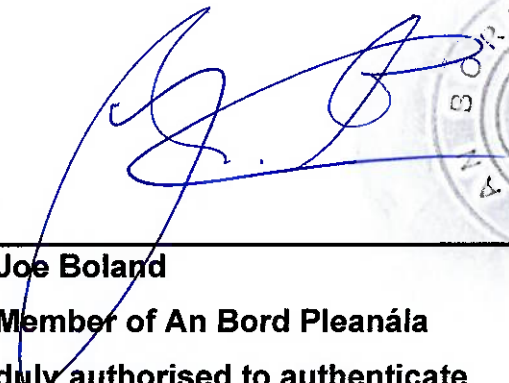
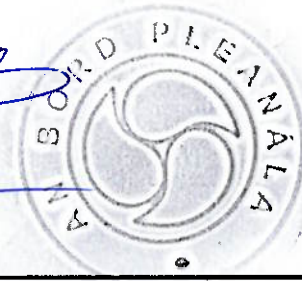
AND WHEREAS having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal, the subject of this amendment,

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 by insertion of a new condition and the reason therefor, as follows:

9. (a) All entrance doors in the external envelope shall be tightly fitting and self-closing.
- (b) All windows and rooflights shall be double glazed and tightly fitting.
- (c) Noise attenuators shall be fitted to any openings required for ventilation or air conditioning purposes.

Details indicating the proposed methods of compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To protect the residential amenities of property in the vicinity.

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

Dated this *17TH* day of *June* 2024.