

An  
Bord  
Pleanála

**Board Order**  
**ABP-318030M-23**

---

**Planning and Development Acts 2000 to 2022**

**Amendment of Board Order**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 5112/22**

**Development Concerned:** (A) The demolition of the existing dwelling and the existing shed. (B) The construction of a detached, three-bedroom, single storey dwelling (131.60 square metres) together with 10 number associated roof lights. (C) All associated boundary treatments, landscaping and site works with provision for one number parking space at Bayview Cottage, 45B Pigeon House Road, Ringsend, Dublin.

**WHEREAS** the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 9<sup>th</sup> day of July, 2024:

**AND WHEREAS** it has come to the attention of the Board that due to a clerical error, a bond condition set out in the Board Direction was omitted in error from the final 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 grant of permission,

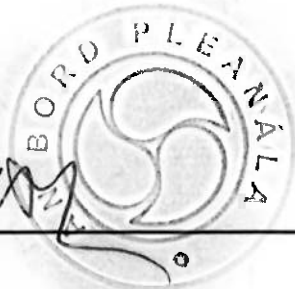
**AND WHEREAS** having regard to the nature of the issue involved, the Board decided not to invite submissions in relation to the matter from any person who had made submissions or observations to the Board in relation to the appeal, the subject of this amendment,

A handwritten signature in black ink is written over a faint circular official stamp. The signature appears to be 'M. 36'.

**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:

12. 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.



---

**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this 12<sup>th</sup> day of August 2024