

An
Bord
Pleanála

Board Order
ABP-319031-24

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Fingal County Council

Planning Register Reference Number: FW23A/0345

Development Concerned: Demolition of the existing garage and side and rear extensions. The construction of part one-storey flat roof, part two-storey pitched roof extensions to the rear (north) and side (east) of the existing two-storey house with associated roof lights. The construction of two number dormers to the front (south) and rear (north) sides of the existing roof. The construction of a new single-storey entrance porch. The construction of a replacement garden shed. A new pedestrian entrance adjacent to the existing vehicular entrance. A garden screen wall extending from the south-east corner of the house to the eastern boundary hedge, together with all ancillary site and landscaping works, all at 9 Georgian Village, Castleknock, Dublin.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 4th day of November, 2024:

AND WHEREAS it has come to the attention of the Board that a clerical error occurred in Condition 2 of 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 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 any person 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 so that Condition 2 of its order shall be as follows:

2. Measures relating to the existing foul sewage line traversing the site, which serves adjacent houses, shall be undertaken in accordance with the details submitted to An Bord Pleanála on the 8th day of March 2024, as follows:-
 - (a) An amended configuration of the proposed external store shall be made so that the existing manhole is fully accessible,
 - (b) Any part of the proposed external store which is to be located over the common drainage line is to be founded using an appropriate foundation solution, i.e. supported on mini piles,
 - (c) A new drainage connection from the subject site shall be made and the existing connection to the private drain disconnected,

- (d) A survey of the section of the private drain traversing the subject site shall be undertaken prior to, and post construction, and repair of any defects caused by the construction shall be undertaken, and
- (e) There shall be an ongoing right of access by third parties for the purpose of maintaining the private drain.

Reason: In the interest of public health.

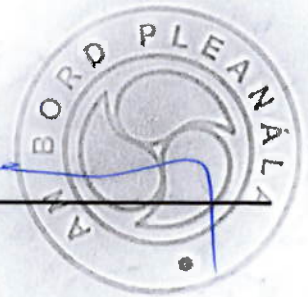


Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 23rd day of December 2024