

An  
Bord  
Pleanála

## Board Order

**ABP-319515-24M**

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**Planning and Development Acts 2000 to 2022**

### **Amendment of Board Order**

**Planning Authority: Fingal County Council**

**Planning Register Reference Number: F23A/0679**

**DEVELOPMENT CONCERNED:** Construction of a two-storey dwelling over basement to the rear and west of existing dwelling in an architectural conservation area and all associated site works including pedestrian and vehicle access from Church Mews, onsite parking spaces and site drainage works, all at the rear of 15 The Rise, Malahide, County Dublin.

**WHEREAS** the Board made a decision to grant permission subject to conditions, in relation to the above-mentioned development by Order dated the 27<sup>th</sup> day of September, 2024:

**AND WHEREAS** it has come to the attention of the Board that due to an administrative error condition number 2 of the Board's decision, should be clarified,

**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 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 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 inserted by section 30 of the Planning and Development (Strategic Infrastructure) Act 2006, the Board hereby amends the above-mentioned decision so that condition number 2 of its Order and the reason therefor shall be as follows:

The proposed dwelling unit shall be used as a single dwelling unit and shall not be used for multiple occupancy living units/non-residential uses, except where otherwise permitted by way of a separate grant of planning permission.

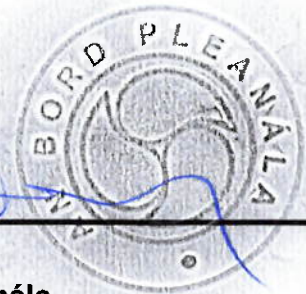
**Reason:** In the interest of clarity and to ensure proper planning and sustainable development.



**Martina Hennessy**

**Member of An Bord Pleanála**

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



Dated this 3rd day of December 2024