



An
Bord
Pleanála

Board Order ABP-319570-24M

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Dublin City Council

Planning Register Reference Number: 4317/23

DEVELOPMENT CONCERNED: Demolition of the existing residential property and existing derelict residential property. Construction of a residential development consisting of two blocks with a total of 79 residential apartments. Block A is located to the east of the site and includes 24 number two bed apartments and 12 number one bed apartments. Block B is on the west side of the site and includes 30 number three bed apartments; and 13 number one bed apartments. All apartments have private space in the form of balconies/terraces. Block A ranges from six to eight storeys in height and Block B is seven to eight storeys in height excluding basement. The proposed development including communal amenity spaces located centrally at ground level and on the roofs of Block A and in Block B. The basement contains parking for 56 spaces including four number disabled spaces and motorcycle parking along with electric vehicle parking and is accessed via a new vehicle entrance and ramp from Malahide Road. New boundary treatments and communal bike stores, bin stores are proposed. A children's play area and crèche is included. Associated groundworks, landscaping, drainage including SUDS measures, lighting engineering and ancillary works necessary to facilitate the development, all at 1 and 2 Hawthorn Cottages, Malahide Road, Dublin.

WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by Order dated the 11th day of April, 2025:

AND WHEREAS it has come to the attention of the Board that due to an administrative error a condition in relation to noise insulation was omitted,

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 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 so that condition number 24 of its Order and the reason therefor shall be as follows:

24. The building shall be provided with noise insulation measures in accordance with Technical Guidance Document E, Building Regulations 2014, having regard to the location of the site with Noise Control C of Dublin Airport.

Reason: To ensure appropriate internal noise levels of habitable rooms in accordance with the Dublin City Development Plan 2022-2028 (Policy S140).



Mary Henchy

Member of An Bord Pleanála

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

Dated this 27th day of May 2025