

An
Bord
Pleanála

Board Order
ABP-321511M-24

Planning and Development Acts 2000 to 2022

Amendment of Board Order

Planning Authority: Dún Laoghaire-Rathdown County Council.

Planning Register Reference Number: D24A/0796/WEB

Development Concerned: Construction of a single storey detached two/three bedroom dwelling (approximately 91.0 square metres gross internal area) including new access to Cherrywood Park and driveway/car parking space for two cars, new service and drainage connections, and associated site development works, on a site comprising 0.040 hectares (approximately 400 square metres) in existing rear garden at Bramley House, Cherrywood Road, Shankill, Dublin.

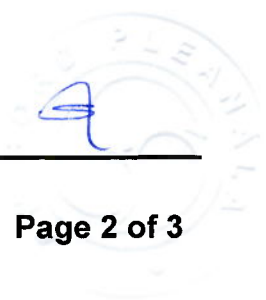
WHEREAS the Board made a decision to grant permission, subject to conditions, in relation to the above-mentioned development by order dated the 30th day of April, 2025:

AND WHEREAS it has come to the attention of the Board that a condition requiring a supplementary development contribution was omitted from the Board Order.

AND WHEREAS the Board considered that the amendment of the Board Order 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 by the insertion of a new condition number 9 of its order and the reason therefor shall be as follows:



9. The developer shall pay to the planning authority a financial contribution in respect of the extension of Luas Line B1 – Sandyford to Cherrywood in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.



Emer Maughan

Member of An Bord Pleanála

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

Dated this 3rd day of June 2025.