



An
Coimisiún
Pleanála

Commission Order
ABP-322128-25M

Planning and Development Acts 2000 to 2022

Amendment of Commission Order

Planning Authority: Fingal County Council

Planning Register Reference Number: F24A/1045E

Development Concerned: Permission to modify a vehicle entrance, driveway, boundary walls, and associated site works permitted under F21A/0612, at Sandy Lane, Rush, County Dublin.

WHEREAS the Commission made a decision, to grant permission with conditions, in relation to the above-mentioned development by Order dated the 24th day of June 2025:

AND WHEREAS it has come to the attention of the Commission that, that due to a clerical error, some of the text in the Reasons and Considerations and Schedule of Conditions were incorrect,

AND WHEREAS the Commission 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 Commission 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 Commission hereby amends the above-mentioned decision so that Reasons and Considerations, and the three Conditions, of the Order shall be as follows:

Reasons and Considerations

Having regard to the design, nature and scale of the proposed development, the planning history relating to the site and to the policies of the Fingal County Development Plan 2023 – 2029, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of traffic safety and visual amenities of the area and would be in compliance with the relevant provisions of the development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the drawings and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 6th day of February 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of the development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interests of sustainable development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 09 day of July 2025