



An
Coimisiún
Pleanála

Commission Order
ACP-323434M-25

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0445/WEB

Development Concerned: The demolition of existing two-storey (over partial basement), four-bedroom detached dwelling and detached single-storey garage. The construction of three number two-storey (over basement), four-bedroom detached dwellings, each with terraces at first-floor level, a vehicular and pedestrian entrance to Granville Road and two number off-street car parking spaces, together with all associated site and boundary works necessary to facilitate the development at Thornberry, 4 Granville Road, Blackrock, County Dublin.

WHEREAS the Commission made a decision to grant permission with conditions to Conor Sheeran care of Armstrong Planning, in relation to the above-mentioned development by Order dated the 3rd day of December 2025.

AND WHEREAS it has come to the attention of the Commission that, due to an administrative error, a bond security condition was omitted from the Commission's decision.

AND WHEREAS the Commission decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended, to amend its Order of 3rd December 2025 by inserting a condition attached to the Commission permission in accordance with the provisions of section 146A(1) of the Planning and Development Act, 2000.

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 development, the subject of this decision.

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 condition 12 of its Order and the reason therefor shall be as follows:

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 20th day of FEB 2026.