

An
Coimisiún
Pleanála

Commission Order
ACP-323489M-25

Planning and Development Acts 2000, as amended

Amendment of Commission Order

Planning Authority: Fingal County Council.

Planning Register Reference Number: F24A/1125E.

Development Concerned: Demolition of derelict shed, construction of 36 apartments and all associated site works. NIS submitted with application.

WHEREAS the Commission made a decision to grant permission with conditions to Rathbeale Development Limited, in relation to the above-mentioned development by Order dated the 23rd day of December 2025.

AND WHEREAS it has come to the attention of the Commission that a condition relating to the holding of financial (bonds) security was omitted.

P. C.

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 23rd day of December 2025 to include the omitted condition 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.


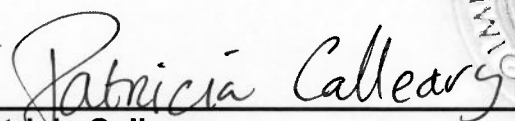
AND WHEREAS having regard to the nature of the issue involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the appeal, the subject of this amendment.

P.C.

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 23 of its Order shall be as follows:

23. 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.



Patricia Calleary

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *23rd* day of *March* 2026.