An Coimisiún Pleanála

Commission Order
ACP-324263M-26

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: LRD25A/0729/WEB

Development Concerned: Large scale residential development on Lands adjacent to Riverside Cottage, Kilgobbin Road, Stepaside, Dublin.

WHEREAS the Commission made a decision to grant permission with conditions to Kilgobbin Apartment Limited, in relation to the above-mentioned development by Order dated the 30th day of October 2026.

AND WHEREAS it has come to the attention of the Commission that, due to a clerical error, a bond security condition for the protection of Trees was omitted from the attached conditions.

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 the 30th day of October 2026 to include the omitted condition.

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 Order so that the omitted Tree Bond Security condition shall be included as follows:

30. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, as security for tree protection and a deterrent to wilful or accidental damages during construction, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of any damaged or removed trees. 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: In the interest of tree protection and the proper planning and sustainable development of the area.

Chris McGarry
Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Commission.

Dated this 12th **day of** November **2026.**