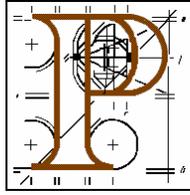


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

Dublin City

Planning Register Reference Number: 2685/10

An Bord Pleanála Reference Number: PL 29S.237373

APPEAL by James M. O'Brien of 20 Northcliffe, Martin's Row, Chapelizod, Dublin against the decision made on the 28th day of July, 2010 by Dublin City Council to grant subject to conditions a permission to Cian and Bernadette Harte of 93 Martin's Row, Chapelizod, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development comprising a two-storey extension of 292 square metres adjacent to Martin's Row to the south-east side of the existing dwelling containing four additional bedrooms, living room, dining room, den and kitchen. The development also involves the relocation of an existing vehicular entrance from number 94 to number 93 Martin's Row, at 93 Martin's Row, Chapelizod, Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. Having regard to the form, design and scale of the proposed development which lies both within a Conservation Area and the Chapelizod Framework Development Area, it is considered that the proposed development would be unsympathetic in character, out of scale and visually obtrusive with the existing dwelling on site, and as such would seriously inure the visual amenities of the area. The proposed development, would, therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in November 2009 as per section 5.2 which state that 'where flood risk may be an issue for any proposed development, a more detailed flood risk assessment should be carried out appropriate to the scale and nature of the development and the risks arising. The detailed site specific Flood Risk Assessment should quantify the risks and the effects of any necessary mitigation, together with the measures needed or proposed to manage residual risks...' and taking account of the close proximity of the site to the River Liffey, in an area where there is a potential risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2010.