



An
Bord
Pleanála

Board Direction
PL15.248991

The submissions on this file and the Inspector's report were considered at a Board meeting held on 9th February 2018.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to

- The location of the site in an area zoned for residential development where appropriate infill development is acceptable in principle,
- The size of the site,
- The pattern of development in the area, and
- The nature and scale of the development, including the flood resilience measures incorporated into the design,

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of its response to flood risk and would not exacerbate flooding elsewhere, would be acceptable in terms of traffic safety and convenience of road users and would not be prejudicial to public health.

The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that a small-scale infill development on a zoned and serviced site such as this would not be unacceptable, notwithstanding the underlying concerns about flood risk in the general area, which is a larger issue not related to the development of this site. Having examined the technical information on file, the Board also considered that a small-scale development on this rear garden site, elevated above the street level, would not be likely to have any significant impact on flood levels elsewhere in the area by means of displacement of flood water, and in these circumstances the development would satisfy the criteria of the 'justification test' as examined in the Inspector's report. Flood resilience measures have also been incorporated into the design. In these circumstances the Board agreed with the planning authority that flood risk would not be a reasonable basis for refusal of the development.

Conditions

Plan Partic (include FI June 2016)

ExternGen std

Hours as per PA c4

PA c5(i) – in the interests of clarity

PA c 6

PA c 7

Name No. std

Urban landscaping (simple) standard

S 48 std

Board Member

Date: 9th February 2018

Conall Boland