



An
Bord
Pleanála

Board Direction
BD-000352-18
ABP-300327-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/05/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the Dublin City Development Plan, 2016-2022 according to which the site location is subject to the zoning objective, Z2; *To protect and/or improve the amenities of Residential Conservation Areas*, and, to Condition No 2 attached to the original grant of permission under P. A. Reg. Ref. 3279/08 which contains that requirement that the excavation and basement works be implemented so as to ensure that there is no adverse impact on the water table or stability of the adjoining properties it is considered that the proposed continuation of protection of basement from water ingress by means of a pumping station with discharge to the public sewer by means of the previously permitted arrangements for protection of the basement from water ingress during excavation and construction constitutes substandard development. As a result, the proposed development would seriously injure the residential amenities and would devalue property in the vicinity and, would set undesirable precedent for further similar development. The proposed development would therefore be contrary to the proper planning and development of the area.

Board Member

Date: 23/05/2018

Michelle Fagan