



An
Bord
Pleanála

Board Direction
BD-000460-18
ABP-300930-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12th June 2018.

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

Reasons and Considerations

1. The proposal to add a two storey house within the front garden of an existing bungalow on a backland site would be overly constrained and would seriously injure the residential amenities of the existing neighbouring properties including the existing bungalow, and would fail to respect the existing character of the surrounding area.
2. In the absence of key information on soil suitability where soakways are proposed and the absence of a Flood Risk Assessment in an area identified as being at a moderate risk of flooding, the Board cannot be satisfied that the stormwater which would be generated can be sustainably drained in accordance with the requirements of the Greater Dublin Regional Code of Practice for Drainage work or that the site when developed would not exacerbate flood risk of the area contrary to guidance set out in 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009). The proposed development would lie contrary to both the provisions of the Dublin City Development Plan 2016-2022 and to national flood policy and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/06/2018

Michelle Fagan