**An Bord Pleanála**

**Board Direction**
**BD-003131-19**
**ABP-303666-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/05/2019.

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

**Reasons and Considerations**

1. It is considered that the applicant has failed to demonstrate that the proposed dwelling house would be capable of being accessed and provided with the requisite car parking space on lands that are under his control. He has also failed to demonstrate that the siting of the dwelling house close to the side boundaries of the site would facilitate external movement between the front and rear of this dwelling house.

   Furthermore, the submitted Flood Risk Assessment fails to demonstrate, by means of Ordnance Datum, that the proposed finished ground floor level for this dwelling house would be an appropriate mitigation response to the flood risk attendant upon the site. It also fails to establish the extent to which the site may contribute to flood storage and to identify any site-specific compensatory measures that may thus be appropriate.

   Accordingly, in the absence of the above cited information, the Board considers that it would be premature to permit the proposed dwelling house and so to do so would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the design and layout of the proposed dwelling house would lead to a sub-optimal outcome for the developed site, in terms of its streetscape presence and the achievement of both satisfactory standards of amenity for neighbours and future occupiers of this dwelling house.

Accordingly, any future provision of the additional information cited under reason 1, should be brought forward in conjunction with a new design approach to the development of the site, in order to ensure the proper planning and sustainable development of the area.

**Board Member** _____

John Connolly

**Date:** 24/05/2019