



An
Bord
Pleanála

ADP Direction
ABP- 304929-19

I have had regard to the documentation on file from the prospective applicant, the submission from the planning authority and the Record of the Consultation Meeting. I have also considered the Inspector's Report and recommendation.

I hereby direct that an Opinion, pursuant to section 6(7) of the Planning and Development (Housing) and Residential Tenancies Act 2016, should issue generally in accordance with the Inspector's recommendation subject to the change as follows:

Add the following at the end of item 5 of the 'specific information' of the Inspector's Report relating to flood risk assessment:

"The flood risk assessment should also address potential impacts on the groundwater regime on the site having regard to, inter alia, the proposed basement construction. The application should be accompanied by a geotechnical report outlining ground conditions and an assessment of the potential impact on those ground conditions arising from the proposed development."

Tom Rabbette
Assistant Director of Planning
13/09/2019