



An  
Bord  
Pleanála

**Board Direction**  
**BD-006104-20**  
**ABP-306721-20**

The submissions on this file were considered at a Board meeting held on 14/07/2020.

Having regard to section 18 of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Board decided to hold an Oral Hearing to address concerns regarding the applicant's geotechnical report and structural engineering proposals and their potential effect on the integrity, safety and operation of the M50 Dublin Tunnel, by reason of the location of the site directly over the twin bored Dublin Port Tunnel. The Board considered that further clarification is required regarding the following;

- The potential effect in combination with the adjacent development at High Park Apartments (Planning applications 4050/09 & 3186/17) on the integrity of the Port Tunnel,
- The reasoning/evidence to support conclusions regarding lowered ground water levels and the potential impact on the tunnel,
- Clarity that the applicant's development assessment, is in accordance with the latest revision of the Eurocode 7: Geotechnical design Part 1 National Annex which is from 2015,

In not deciding to accept the Inspectors recommendation, the Board was satisfied that a limited agenda Oral Hearing would allow the only matter requiring further clarification to be expeditiously dealt with, and that this would be consistent with the

provisions of S18 (b) (i) and (ii) of the Planning and Development (Housing) and Residential Tenancies Act 2016.

**Board Member:**

**Date:** 16/07/2020

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Michelle Fagan