



An  
Bord  
Pleanála

**Board Direction**  
**BD-007539-21**  
**ABP-307873-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2021.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the information submitted with the planning application and appeal, it is considered that the proposals submitted have failed to demonstrate a successful regime for management of surface water on the site. As such, the proposed development would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that further clarity was required to ensure that surface water measures were suitable and appropriate for the site. It also considered that that there should be no lack of clarity on this matter. It did not consider that the applicant had made a sufficient case for the method of surface water management proposed i.e., a Stormtech system under the basement, such that the proposed development would not be prejudicial to public health.

**Board Member**

**Date:** 15/02/2021

---

Terry Prendergast

**Note:** The Board noted that management of surface water on the site may involve a reduction in car parking spaces.

Pleas issue Direction with Order.

Decision Quashed