



An  
Bord  
Pleanála

**Board Direction**  
**BD-007092-20**  
**ABP-307888-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/12/2020.

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

### **Reasons and Considerations**

Having regard to the shortfall of critical information and inadequate proposals in relation to:

- The management of the strip of ground between the site and Marina Road;
- Proposals for adequate provision for communal amenity space;
- Flood protection measures and the absence of a Flood Risk Assessment;
- Consent for connection to the public foul sewer;
- Proposals for the provision of adequate on-site bicycle storage;
- Design of the basement access and the parking layout, in compliance with standards; and
- Proposals for addressing the site conditions in the design and construction of the basement;
- Proposals for the management and disposal of surface water/groundwater during construction.

the Board cannot be satisfied that the proposed development would be in accordance with appropriate standards, would not impact on the environment or would not seriously injure the amenities of future occupants. Furthermore, the Board considered that the proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** In deciding not to accept the inspectors first recommended reason for refusal, the Board did not consider that the proposed development constituted overdevelopment of the site and that it did not seriously injure the residential or visual amenities of the area or of adjoining properties.

**Board Member**

**Date:** 02/12/2020

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Paul Hyde