

An
Bord
Pleanála

Board Direction
BD-012363-23
ABP-313074-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2023.

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

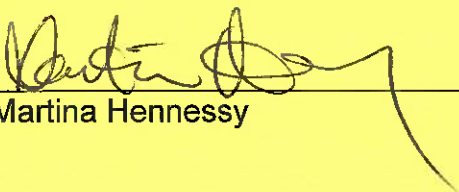
Reasons and Considerations

- 1) The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Dublin City Council Development Plan 2022-2028. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.
- 2) Having regard to the scale of the proposed development, the Board considered that the overall volume and mass, particularly when viewed from the seashore, would negatively impact on the residential amenity and architectural quality of a residential conservation area, and would therefore be contrary to proper planning and sustainable development of the area.

Note:

The Board also considered that the information provided with the application had not satisfactorily addressed the matter of the potential impact of the proposed development on the adjacent South Dublin Bay and River Tolka Estuary SPA. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.

Board Member



Martina Hennessy

Date: 07/06/2023