



An
Bord
Pleanála

Board Direction
BD-015577-24
ABP-317651-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 4 as follows:

4. The basement bedrooms shall be omitted from the development. Prior to commencement the applicant/developer shall submit revised plans for the written agreement of the planning authority clearly illustrating the omission of all bedrooms at basement floor level.

Reason: The development is located inside the 0.1% predicted tidal flood zone whereby the bedroom accommodation is located below the recommended Finish Floor Level and therefore at risk of flooding during a severe tidal event.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 related to flood risk management, the information in the submitted Site Specific Flood Risk Assessment, the location of the proposed bedrooms below the public road at basement level and the potential for risk to residents from a tidal flood event,

it is considered that the omission of proposed bedrooms at basement level is appropriate and would be in accordance with the proper planning and sustainable development of the area.

Board Member: *S. Logan* **Date:** 28/02/2024
Stewart Logan