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Bord  
Pleanála

**Board Direction**  
**BD-016912-24**  
**ABP-318063-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/07/2024.

The Board decided by majority decision (2:1) to refuse permission for the following reasons and considerations.

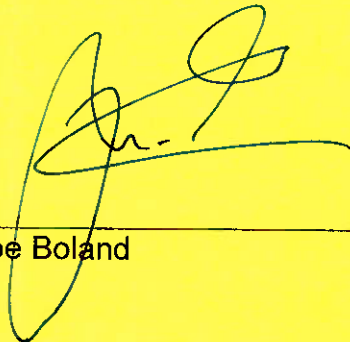
### **Reasons and Considerations**

While the Board had no objection to the principle of the development, it could not be satisfied, on the basis of the designs submitted, that issues relating to the quality of the private open space had been fully resolved. Specifically, the Board considered that the design of the raised path and external stairwell accessing the open space significantly undermined the relationship between the dwelling and its private amenity space.

In addition, the Board considered that there was an absence of sufficient detail and cross sections in order to illustrate the relationship between the proposed development and the dwelling to the North as well as properties to the South and East. There was also an absence of detail in relation to (1) the treatment of the front boundary wall and (2) the storage of flood water in the underside of the ground floor level as referred to in the Site Specific Flood Risk Assessment submitted. Therefore, the Board concluded that the development proposed 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 issues relating to private open space, boundary treatment as well as mitigation measures relating to flood alleviation had not been fully resolved.

**Board Member**

A handwritten signature in blue ink, appearing to read 'Joe Boland', is written over a horizontal line.

Joe Boland

**Date:** 04/07/2024