

An
Bord
Pleanála

Board Direction
BD-019020-25
ABP-320000-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2025.

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 Board is not satisfied based on the information provided, that the proposed development, by reason of the importation of subsoil to achieve the revised gradient and levels would not have a negative effect on the natural drainage at this location. The proposed development would, therefore, be contrary to the principals of sustainable drainage which aims to increase infiltration and retention and to slow down the flow of surface water runoff. It is considered that the proposed development would be contrary to the provisions of Objective GINH015 (SuDs-Sustainable Urban Drainage System) of the Fingal Development Plan 2023-2029, which seeks to limit surface water runoff from new developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspectors second reason for refusal, the Board may have pursued this matter but due to the substantive reason for refusal above decided not to do so.

Board Member


Mary Henchy

Date: 25/02/2025