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The submissions on this file and the Inspector's report were considered at a Board meeting of all available Board members held on January 9<sup>th</sup> 2018.

The Board decided by a vote of 4:4 and on the casting vote of the Chairperson of the Board to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

1. The Board is not satisfied that the applicant has provided adequate information in relation to proposals for storm water management in an area which is at risk of flooding and had serious concerns in relation to

- the effectiveness of the proposed attenuation structures, given the absence of site investigation data that could confirm appropriate ground conditions
- the effectiveness of the proposed long term storm water storage area, given
  - (i) its proposed location directly above a proposed attenuation structure and
  - (ii) failure to demonstrate effective infiltration capacity at this location
- the overall calculation of surface water run-off rates, necessary attenuation capacity and the overall design of the attenuation system
- an inadequate justification presented for the choice of “soil type 3” for the calculation of allowable greenfield run-off rates, thereby allowing a high overall discharge rate for the development site to be used

Furthermore, the Board is not satisfied that the stormwater outflow arising from the development can be limited such that it would be in accordance with the requirements of Greater Dublin Regional Code of Practice for Drainage Work Version Draft 6.0, or that the site when developed would not result in flooding in the Ballyogan stream and related catchment downstream of the development site. The proposed development would, therefore, lead to a risk of flooding of lands outside the subject site and be contrary to the proper planning and sustainable development of the area.

**Note 1:** In coming to its decision, the Board considered whether a partial grant or split decision would allow the proposed development to progress on a phased basis. Having examined the drainage proposals in detail and in particular the assessment and analysis of the Planning Authorities drainage division, the Board by the vote outlined above concluded that considerable uncertainties regarding the issue of drainage across the entire site remained, sufficient to preclude these options.

**Note 2:** The Board concurred generally with the inspectors concerns with regard to the inadequate quantum of public open space to serve the housing units in neighbourhood 3 (as identified on page 9 of the Design Statement) and considered that this could be addressed in any future application in order to provide good residential amenities for future occupants. The Board did not share the Inspectors concerns regarding the design of the neighbourhood centre.

Note to Section: Please circulate a copy of the Board Direction with the Order.

**Board Member**

**Date:** 09.01.18

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Paul Hyde