



An
Bord
Pleanála

Board Order PL 29N.247709

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2917/16

Appeal by Gráinne Walsh of 65B St. Margaret's Avenue, Raheny, Dublin and by others against the decision made on the 17th day of November, 2016 by Dublin City Council to grant subject to conditions a permission to MKN Property Group care of John O'Neill and Associates of 1 Irishtown Road, Dublin.

Proposed Development: The demolition of the four existing houses on four sites totalling 8,931 square metres approximately; the construction of 16 houses split into four blocks to the rear of the site at the existing ground level at the rear of the site. There are 12 (two-storey three bedroom houses) and four (three-storey including attic four bedroom houses) with front and back gardens. All houses have rear access and parking to front; the construction of two by four-storey apartment blocks (including recessed top floor) to the front of the site at street level, totalling 52 apartments consisting of (eight one bedroom, 34 two bedroom and 10 three bedroom). All apartments have balconies/terraces; lower level parking for 79 cars (including four disabled), bin store and plant rooms beneath the road and parking for the 16 houses; existing four entrances replaced by one vehicular entrance, one vehicular exit for fire truck and pedestrian gate entrance; all associated site works including paths, roadways, vehicular ramps, stairs and pedestrian ramps, bicycle stands and visitor parking; all at 778-784 Howth Road, Raheny, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed site is situated in an area prone to flooding. Having regard to the original and the revised design proposals submitted to the Board under section 132 of the Planning and Development Act, 2000, it is considered that the proposal to substantially lower the ground levels at the seafront side of the site, and across the site, fails to work with the existing topography, and has increased flood risk at this location. The Board is not satisfied that the demountable barriers constitute an appropriate or feasible flood risk mitigation measure given the residential nature of the scheme and the proposed finished floor levels.

