

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 4166/21

APPEAL by Brendan Grehan care of DDA Architects Limited of 62 Brighton Square, Rathgar, Dublin against the decision made on the 23rd day of February, 2022 by Dublin City Council to refuse permission.

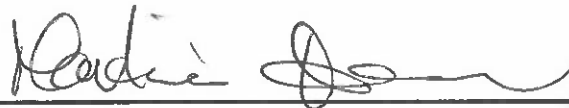
Proposed Development: Demolition of the existing two-storey house (108 square metres) and garage (22.7 square metres) and the construction of a three-storey semi-detached dwelling (272 square metres) and single storey garage (34.5 square metres) for two car spaces. The house will comprise of four bedrooms, study, gym, living areas and viewing terraces at first-floor level and second-floor level, external stairs to first and second-floor level, boundary wall treatments and all associated site works, including pedestrian and vehicular access, all at The Hermitage, 22 Strand Road, Dublin.

Decision

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

Reasons and Considerations

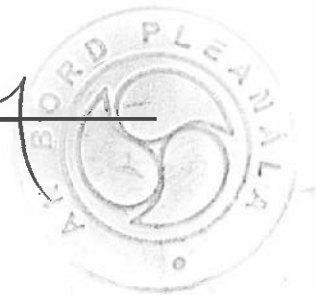
1. The proposed development is in an area which is deemed to be at risk of flooding by reference to the Dublin City Development Plan 2022-2028. Having regard to the provisions of the development plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the scale of the proposed development, the Board considered that the overall volume and mass, particularly when viewed from the seashore, would negatively impact on the residential amenity and architectural quality of a residential conservation area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 14th day of June 2023.