



Board Direction

Ref: PL06D.247145

The submissions on this file and the Inspector's report were considered at a further Board meeting held on January 12th, 2017.

The Board decided to refuse permission (4:4 on the casting vote of the Chairperson) generally in accordance with the following reasons and considerations.

Reasons and Considerations

The subject site is a greenfield site located within the catchment of the Shanganagh River Stream, which is located in Flood Zone B, and the Draft Catchment Flood Risk Assessment and Management (CFRAM) outputs indicate possible flooding in this location, in particular the area along Mill Lane which has flooded in the past, both before and after construction of the defences. Section 5.3.3 of Appendix 13 of the Dun Laoghaire-Rathdown County Development Plan, 2016-2022, specifies that the area should be limited to Class 1 Minor Developments (as per Section 4.6 of Appendix 13 of Dun Laoghaire-Rathdown County Development Plan, 2016-2022) until such time as the defences are brought up to the 1 in 100 year standard. The proposed development is, therefore, not in accordance with Appendix 13 (Strategic Flood Risk Assessment), in particular Section 5.3.3 Shanganagh River Stream, of the Dun Laoghaire-Rathdown County Development Plan, 2016-2022. The proposed development is located in an area which is at risk of flooding and would be contrary to the proper planning and development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the provisions of Appendix 13 of the Dun Laoghaire-Rathdown County Development Plan, 2016-2022, in which it is stated that "Development should be limited to Class 1 Minor Developments until such time as the defences are brought up to 1:100 year standard". In addition, the Board had regard to the large increase in the extent of the building footprint from that permitted under D09A/0800 and was not satisfied that the loss of floodplain storage and the potential impacts on nearby properties had been adequately addressed.

Note: The Board was aware of the contents of the observation on file when considering this file.

Board Member: _____ Date: January 13th, 2017
Nicholas Mulcahy