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Bord  
Pleanála

**Board Direction**  
**PL06D.247695**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on April 24<sup>th</sup> 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, including the Strategic Flood Risk Assessment (SFRA) in Appendix 13 of this Plan, the subject site is located within the flood plain of the Shanganagh River and within a Flood Zone A area as identified in Map No. 10, Flood Zone Maps, as set out in the 2016 – 2022 Dun Laoghaire-Rathdown County Development Plan (CDP). Section 5.1 of the Strategic Flood Risk Assessment (SFRA) (Appendix 13 of the CDP), indicates that with the exception of zoned Major Town Centres, District Centres and the Sandyford Business District, new development within Flood Zones A or B does not pass the Justification Test and will not be permitted. In addition, Section 5.3.3 of the SFRA (Appendix 13 of the CDP), which sets out the policy for the Shanganagh River catchment, indicates that development of the scale proposed (construction of 5 no. houses) is not an allowable development at this location. It is therefore considered that the proposed development would contravene Sections 5.1 and 5.3.3 of the SFRA as set out in Appendix 13 of the CDP. The proposed development is in an area which is at risk of flooding and would be contrary to the proper planning and sustainable development of the area.

**Board  
Member**

**Date:24.04.17**

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Paul Hyde