



An  
Bord  
Pleanála

**Board Direction**  
**BD-005475-20**  
**ABP-305256-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2020.

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

### **Reasons and Considerations**

1. Having regard to the location of the site in an area which is at risk of flooding, the Board is not satisfied on the basis of information submitted with the planning application and appeal, that issues relating to flood risk have been satisfactorily addressed and it is considered that the proposed development would be premature pending the provision of confirmed detail regarding flood alleviation measures (on-site and/or off-site) necessary to resolve this matter. The proposal would therefore be contrary to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' issued by the Department of Environment, Heritage and Local Government, 2009, to Appendix 13 Strategic Flood Risk Management, and Policy CC15 of the Dun Laoghaire Rathdown County Development Plan and would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 20/03/2020

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Chris McGarry