

An  
Bord  
Pleanála

**Board Direction**  
**BD-010146-22**  
**ABP-311771-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/03/2022.

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

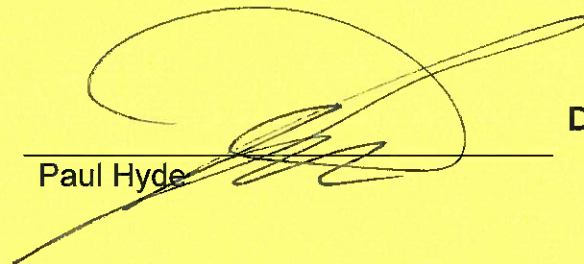
### **Reasons and Considerations**

The Board Considers that

Objective SW02 and Objective SW07 of the Fingal County Development Plan 2017 - 2023 require that there be no new development within floodplains other than development which satisfies the justification test and that a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk be provided. The vehicular access, internal road network and surface level car parking spaces are considered to be an intrinsic element of the residential development and are, therefore, considered as a highly vulnerable use. These uses are located within Flood Zone A and B, which are at risk of pluvial flooding from the River Tolka. The nature of the proposed development is considered a highly vulnerable use as defined in the 'Planning System and Flood Risk Management Guidelines'. A justification test as set out in the Guidelines was not carried out by the applicant and it is considered that proposed development does not satisfy the criteria

of the justification test as the mitigation measures provided in the Flood Risk Assessment are not sufficient to manage flood risk to an acceptable level and would be a risk to people and property and prejudicial to public health. The proposed development would, therefore, be contrary to Planning System and Flood Risk Management Guidelines' and Objective SW02 and Objective SW07 of the Fingal County Development Plan 2017 – 2023. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



Paul Hyde

**Date:** 02/03/2022