



An  
Bord  
Pleanála

**Board Direction**  
**BD-014432-23**  
**ABP-313855-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/11/2023.

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

#### **Reasons and Considerations**

The proposed development is in an area which is deemed to be at risk of flooding by reference to the relevant flood zone map (Sheet 11) in the South Dublin County Development Plan 2022-2028. The Board had regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, and the site-specific flood risk assessment provided by the applicant. However, in the absence of detailed and considered proposals regarding the finished floor level including an allowance for climate change and appropriate freeboard to reduce flood risk for the proposed development, the Board was not satisfied that the proposed development would not give rise to an increased risk of flooding of the site. The proposed development would be contrary to the proper planning and sustainable development of the area.

**Board Member**

*Eamonn James Kelly*

**Date:** 02/11/2023

Eamonn James Kelly