



An
Bord
Pleanála

Board Direction
BD-015146-24
ABP-315270-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/01/2024.

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

Reasons and Considerations

The subject site is located in an area identified as within Flood Zone A and ,to a lesser extent, Flood Zone B in Appendix 15, Strategic Flood Risk Assessment of the Dún Laoghaire Rathdown County Development Plan 2022-2028. The development proposed to be retained, which includes development comprising retention of a single-storey detached structure, is located in Flood Zone A. Under Section 6.2.10 'Shanganagh River' of Appendix 15, Strategic Flood Risk Assessment of the Dún Laoghaire Rathdown County Development Plan, 2022-2028, it is stated that 'Until a Flood Relief Scheme to the 1.0% EP event standard is complete, any development in Flood Zone A is not permitted and development in Flood Zone B should be limited to Minor development, as defined in Section 5.2.1' The development proposed to be retained would not therefore be in accordance with the provisions of the Dún Laoghaire Rathdown County Development Plan, 2022-2028 regarding flood risk management, specifically Section 12.10.1 Flood Risk Management and Section 6.2.10 of Appendix 15: Strategic Flood Risk Assessment. The development proposed to be retained would, therefore, be contrary to the provisions of the Dún Laoghaire Rathdown County Development Plan, 2022-2028, and to the proper planning and sustainable development of the area.

Note: The Board noted the poor quality of drawings in the application.

Board Member



Liam Bergin

Date: 22/01/2024