



An  
Bord  
Pleanála

**Board Direction**  
**BD-018099-24**  
**ABP-319210-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2024.

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 grounds of appeal, the reasons for refusal, the "E" zoning objective, which provides for economic development and employment where residential is an open for consideration use, the policy framework of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities 2023), it is considered that the proposed development would be inconsistent with Appendix 15 (Strategic Flood Risk Assessment) of the DunLaoghaire-Rathdown County Development Plan 2022-2028, Section 12.8.3.3 (Open Space) of the Dun Laoghaire-Rathdown County Development Plan 2022- 2028, the provisions of the Sustainable Urban Housing: Design Standards for New Apartments (Guidelines for Planning Authorities 2023) and, as such, would be inconsistent with the proper planning and sustainable development of the area.
2. The subject site is located within the catchment of the Carysfort Maretimeo River, and within an area designed and identified as Flood Zone 'A', as set out in Appendix 15 'Strategic Flood Risk Assessment', of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The subject application

proposes a 'Highly Vulnerable' form of development, on lands which are zoned as Flood Zone 'A' which is contrary to Section 5.2 of Appendix 15. The proposed change of use would not therefore accord with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 regarding flood risk management, specifically Section 12.10.1 Flood Risk Management, and Appendix 15: Strategic Flood Risk Assessment, specifically Section 5.2.2 and Section 6.2.13. The proposed development would, therefore, be contrary to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and contrary to the proper planning and sustainable development of the area.

3. Having regard to the absence of any private open space to serve the proposed apartments, together with the poor layout of the communal terrace relative to the proposed apartments and the absence of any receiving footpath provision on the street adjacent to the development entrance, it is considered that the proposed development would result in a substandard level of amenities for future residents and would be contrary to the proper planning and sustainable development of this area.

**Board Member**

  
Stephen Bohan

**Date:** 06/11/2024