

An
Coimisiún
Pleanála

Direction
CD-020284-25
ABP-319660-24

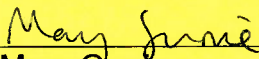
The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

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

Planning

Commissioner:

Date: 23/07/2025


Mary Gurrle

DRAFT WORDING FOR ORDER

Reasons and Considerations

Based on the entirety of the information submitted with the application, including the Flood Risk Assessment received by An Coimisiún Pleanála on 07 May 2024, which fails to comply with the requirements of The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009) as required by Policy SI15 of the Dublin City Development Plan 2022-2028, it is considered that the issue of flood risk to the development has not been satisfactorily addressed, and that it has not been demonstrated that the proposed development would not give rise to an

increased risk of flooding of the site or of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety and would be contrary to the proper planning and sustainable development of the area.