



An
Bord
Pleanála

Board Direction
BD-019617-25
ABP-320268-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/05/2025.

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

Reasons and Considerations

Having regard to the location of the site within Flood Zone B in the South Dublin County Development Plan 2022-2028 Strategic Flood Risk Assessment, Section 5.2.1, Development Plan IE 4 Objective 1 Flood Risk, and The Planning System and Flood Risk Management Guidelines (November 2009) Section 5.28, as revised by Circular 2/14 Flooding Issues, requiring developments to demonstrate that flood risk to a development can be adequately managed and will not cause unacceptable adverse impact elsewhere, it is considered that the applicant has failed to provide a Site -Specific Flood Risk Assessment of sufficient site specific detail to ensure that the flood risk to the proposed development and elsewhere has been mitigated and managed to an acceptable level of risk. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Callear
Patricia Callear

Date: 08/05/2025