



An  
Bord  
Pleanála

**Board Direction**  
**BD-018790-25**  
**ABP-320880-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2025.

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

#### **Reasons and Considerations**

1. The applicant has failed to demonstrate that the development satisfies all of the criteria of the Justification Test for development management in accordance with the provisions of section 5.15 and Table 5.1 of the 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (Nov. 2009). The Board is not satisfied that the development proposed to be retained would not increase flood risk elsewhere or that the development proposed to be retained includes measures to minimise flood risk to people, property and the environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the discrepancies and inconsistencies between the public newspaper notice, the site notice and the plans and particulars in the application documentation, it is not clear as to the exact nature of the development proposed. In that regard, and in the absence of documentary evidence on file as to the planning status of the existing dwelling on the site, it appears to the Board that the proposed development may include for the reestablishment of a residential use on the site that may have been

previously abandoned. Having regard to the site location in an area designated Flood Zone A, the reestablishment of a residential use on the site would conflict with the provisions of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (Nov. 2009) and would conflict with the provisions of sections 5.2.2 and 6.2.10 of Appendix 15 of the Dun Laoghaire Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Tom Rabbette

**Date:** 30/01/2025