



An
Bord
Pleanála

Board Direction
BD-019122-25
ABP-321296-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2025.

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% AEP 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 Policy Objective EI22, Section 12.10.1 Flood Risk Management and Appendix 15: Strategic Flood Risk Assessment, specifically Section 6.2.10. 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.

Board Member


Mary Rose McGovern

Date: 06/03/2025