

An  
Coimisiún  
Pleanála

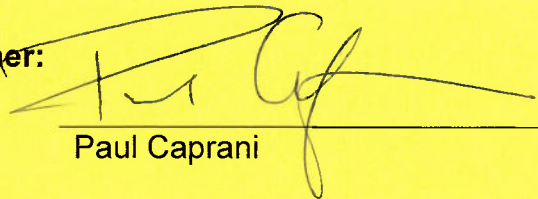
**Direction**  
**CD- 020002-25**  
**ABP- 322019-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 20th June 2025.

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

**Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 20/06/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the provisions of the South Dublin County Council Development Plan's Strategic Flood Risk Assessment (July 2022), the Commission considered that the proposed residential dwelling located in Flood Zone A and B, which is designated as a highly vulnerable development in The Planning System and Flood Risk Management – Guidelines for Planning Authorities, and is classed as a development that would not be permitted in Flood Zone A or B,. Furthermore in the absence of a completed flood defence scheme for the area, it is considered that the proposed dwelling is premature pending the completion of the River Poddle Flood Alleviation Scheme. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.