



An
Coimisiún
Pleanála

Direction
CD-020047-25
ABP-322131-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/06/2025.

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

Planning

Commissioner:

Patricia Calleary
Patricia Calleary

Date: 18/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The nature of the development proposed to be retained is a 'highly vulnerable use' and the location of the site is within Flood Zone A and Flood Zone B with respect to fluvial and tidal/coastal flood risk. On the basis of the submitted documentation, the Commission is not satisfied that the applicant has provided sufficient information to demonstrate compliance with the Strategic Flood Risk Assessment of the Wicklow County Development Plan 2022-2030 in respect of minor development and the need to apply a Justification Test for such a proposal. It is also considered that the

applicant has not demonstrated how the proposal follows best practice in the management of health and safety for residents of the proposal as set out in the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009) having regard to the ground floor bedroom, dependence on flood mitigation measures and absence of information regarding emergency vehicle access. In the absence of such information, the development proposed to be retained would represent an inappropriate form of development and would therefore be contrary to the proper planning and sustainable development of the area.