



An
Coimisiún
Pleanála

Direction
CD-020627-25
ABP-322501-25

The submissions on this file and the Inspector's report were considered at a meeting held on 09/09/2025.

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

Planning

Commissioner:


Stephen Bohan

Date: 10/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Fingal Development Plan 2023 – 2029 and with particular reference to the Strategic Flood Risk Assessment (SFRA) which forms part of the plan, and the documentation on file. Objective IUO17 of the Fingal Development Plan 2023 – 2029 requires the full implementation and compliance with the recommendations of the SFRA, which was 'prepared as part of the Fingal Development Plan 2023 – 2029' and under Objective IUO18, 'All Flood Risk Assessments must comply with the recommendations of the SFRA report'. The applicant has not demonstrated compliance with Objectives IUO17 and IUO 18. Therefore, having regard to the provisions of the Development

Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk. the proposed development would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the restricted nature, and the location of this site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form, height and design would constitute overdevelopment of a limited site area, would be visually obtrusive when viewed from rear gardens on this section of the Howth Road, and would be out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.