



An
Coimisiún
Pleanála

Direction
CD-022325-26
ACP-323384-25

The submissions on this file and the Inspector's report were further considered at a meeting held on 15/07/2026.

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

Planning

Commissioner:

Tom Rabbette

Date: 15/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development is in an area which is at risk of flooding. The Commission is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The proposed development by reason of its layout and lack of integration between the proposed open spaces and the associated drainage services of the site would result in substandard and inadequate provision of public amenity spaces which would significantly diminish the level of amenity of future residents and other residents in the area. The proposed development would,

therefore, be prejudicial to public health, contrary to Sections 12.8.3.1 and 12.8.3.2 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and contrary to the proper planning and sustainable development of the area.

Note: The Commission has concerns in relation to the specific issues listed hereunder, however, given the substantive reason for refusal as indicated above, decided not to pursue these issues at this time:

1. Having regard, in particular, to the following:

- the significant local flooding event in February 2026 that impacted the application site and adjacent lands;
- the significant amendments to the surface water drainage infrastructure for the proposed development, including flood mitigation proposals, in response to the above-mentioned local flood event, as indicated in the plans and particulars received by An Coimisiun Pleanála on the 9th day of June 2026;
- the lack of clarity in relation to the interaction of the surface water drainage system serving the residential development to the north-west and the surface water drainage proposals serving the proposed development, both of which appear to drain to the Loughlinstown River via the application site (through an open land drain which, it appears, the applicant does not have complete control/ownership of), and
- the issues arising in the planning authority's Water Services - Drainage Planning Report, dated 25th June 2025, with regards to surface water drainage proposals and the submitted Site-Specific Flood Risk Assessment,

the Commission is not satisfied, in the absence of an updated Site-Specific Flood Impact Assessment that addresses the matters listed above and comprehensive surface water drainage proposals, that the proposed development would not be at an unacceptable risk of flooding and would not exacerbate flood risk on adjoining lands. The Commission also has concerns regarding the maintenance and protection from inappropriate development of the proposed flood water conveyance swale in the private rear gardens of proposed house numbers 1-6 as indicated in amended plans and particulars.

2. Having regard to the significant amendments to the surface water drainage infrastructure for the proposed development, including flood mitigation proposals, as indicated in the plans and particulars received by An Coimisiun Pleanála on the 9th day of June 2026, which include a conveyance swale in the back garden areas of proposed houses numbers 1-6 and an enlarged attenuation tank and other surface water infrastructure in the area of the proposed public open space to serve the proposed development, and in the

absence of an updated Landscape plan that takes account of these significant changes and the requirements of section 12.8.3.1 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 with regards to attenuation measures in areas of public open space, the Commission is not satisfied that the proposed development would provide public and private open space of appropriate, usable, quantity and quality required to serve the proposed development.