



An
Coimisiún
Pleanála

Commission Direction
CD-000798
PL-500969-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25 June 2026.

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

Planning Commissioner:

Mary Gurrie

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Date: 01/07/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. The site is located within the catchment of the Carysfort-Maretimo River, and partly within an area designated as Flood Zone 'A' and partly within an area designated as Flood Zone 'B' as set out in Appendix 15 (Strategic Flood

Risk Assessment), of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The application proposes a 'Highly Vulnerable' form of development on lands which are partly zoned as Flood Zone A and partly zoned as Flood Zone B which would be contrary to Section 5.2 (Development in Flood Zone A or B) of Appendix 15. The proposed erection of a dwelling would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 regarding flood risk management, specifically Section 12.10.1 (Flood Risk Management), and Appendix 15 (Strategic Flood Risk Assessment), specifically Section 5.2.2 (Highly vulnerable Development in Flood Zone A or B other than Minor Development) and Section 6.2.13 (Carysfort Maretime). The proposed development would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development and the layout of the amenity space and boundary treatments, and to its position partly forward of, and in close proximity to, the neighbouring residential property, it is considered that, notwithstanding the modifications proposed in the appeal (received by An Coimisiún Pleanála on 11 March 2026 and 06 May 2026), the proposed dwelling would not provide an acceptable level of amenity for future occupants by reason of the poor quality and usability of the private open space and the lack of privacy therein as a result of being overlooked by the said neighbouring property. Furthermore, the proposed development would, by reason of overshadowing and overbearance, result in an adverse impact on the residential amenity of the neighbouring property. The proposed development would be contrary to Section 12.3.1.1 Design Criteria of the Dún Laoghaire-Rathdown County Development

Plan 2022-2028 which requires, inter alia, new developments to have high standards of design and layout and consideration of levels of privacy and amenity, and would therefore be contrary to the proper planning and sustainable development of the area.

3. Having regard to the absence of any receiving footpath provision on the street adjacent to the development entrance, it is considered that the proposed development could give rise to a pedestrian and traffic hazard and would result in a substandard level of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.