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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D20A/0155**

**APPEAL** by Conskig Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 15<sup>th</sup> day of June, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** (a) Demolition of existing structures on site, including a habitable dwelling; (b) construction of one number four-storey apartment block consisting of 20 number one bedroom and two bedroom apartments (eight number one bedroom and 12 number two bedroom apartments) ranging from 48.67 square metres to 82.63 square metres; (c) 20 number associated car parking spaces (18 number standard spaces and two number disabled car spaces) and 24 number bike parking spaces; (d) the provision of bin storage; (e) all associated hard and soft landscaping, the provision of an ESB sub-station and all associated engineering and site development works necessary to facilitate the development, all on a site of 0.46 hectares at Cromlech Cottage, Killiney Hill Road, Killiney, County Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

The proposed development is in an area which is deemed to be at risk of flooding, by reference to the current Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, in particular Appendix 13, and the documentation on file. 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.

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**Michelle Fagan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this                      day of                      2020**