

An
Bord
Pleanála

Board Order ABP-313855-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

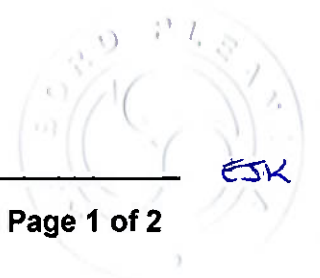
Planning Register Reference Number: SD22A/0094

Appeal by Derek Glennon care of SONAA Architects of 14 Coulson Avenue, Rathgar, Dublin against the decision made on the 26th day of May, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Three-bed, detached, sustainable, two-storey house, new vehicular/pedestrian entrance, two car driveway, all associated site, boundaries, landscaping, drainage, new foul water connection to Whitehall Road and ancillary works, all at 42 Whitehall Road, Terenure, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.



Reasons and Considerations

The proposed development is in an area which is deemed to be at risk of flooding by reference to the relevant flood zone map (Sheet 11) in the South Dublin County Development Plan 2022-2028. The Board had regard to the provisions of the development plan in relation to development proposals in areas at risk of flooding, and the site-specific flood risk assessment provided by the applicant; however, in the absence of detailed and considered proposals regarding the finished floor level, including an allowance for climate change and appropriate freeboard to reduce flood risk for the proposed development, the Board was not satisfied that the proposed development would not give rise to an increased risk of flooding of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

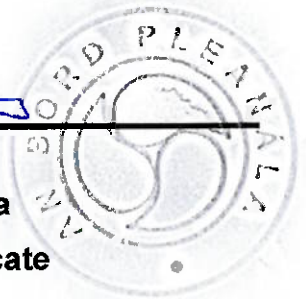
Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 14th day of November, 2023.