

An  
Bord  
Pleanála

**Board Order**

**ABP-314055-22**

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**Planning and Development Acts 2000 to 2022**

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

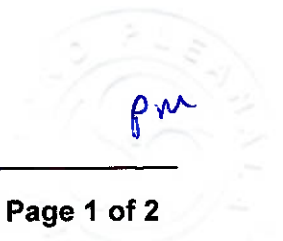
**Planning Register Reference Number: D22A/0310**

**Appeal** by Commons Road Residents' Group care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin and by Conor Goff care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 17<sup>th</sup> day of June, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission to Conor Goff.

**Proposed Development:** Retention of part dormer dwelling with two-storey extension on rear and single storey extension on side with roof garden above, with open-sided canopy above front door, all at Roseville Cottage, 60 Commons Road, Shankill, Dublin.

## **Decision**

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



## Reasons and Considerations

In the absence of a Site-Specific Flood Risk Assessment and a Justification Test for development management, in accordance with the provisions of The Planning System and Flood Risk Management – Guidelines for Planning Authorities (November 2009), the Board is not satisfied that the development proposed to be retained would not increase flood risk elsewhere or that the development proposed to be retained includes measures to minimise flood risk to people, property and the environment. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Peter Mullan**

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

Dated this *14th* day of *December*, 2023.