

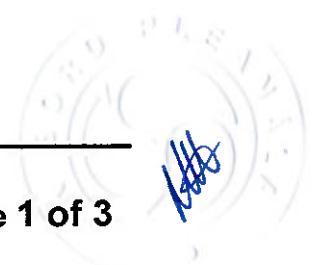
Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0451

APPEAL by Conskig Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 18th day of August, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Demolition of existing structures on site, including a habitable dwelling. Construction of three-storey terrace of units consisting of seven number three-bed houses with car garage, bike storage at the ground floor and habitable spaces to the first and second floor with access to the development from Killiney Hill Road. All with associated site works, surface carparking, bin storage, signage, open spaces, landscaping, and boundary treatments, all at Cromlech Cottage, Killiney Hill Road, Killiney, County Dublin.

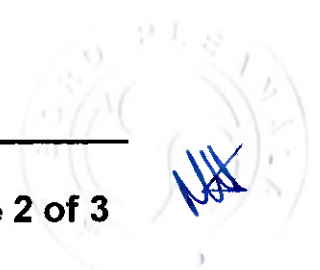


Decision

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

Reasons and Considerations

1. The proposed development is within an area which is at risk of flooding. The appeal site is located within Flood Zones A and B, as outlined in Appendix 15 of the current development plan for the area, and indicated on Flood Zone Map 10. Section 6.29 of the plan, relating to the Deansgrange Stream, identifies the Seafield, Bayview and neighbouring residential areas as being at the downstream end, and subject to extensive flood risk. Until such time as the Deansgrange Flood Relief Scheme is completed, development of a vulnerable class (such as housing) is not permitted within Flood Zone A, and only minor development is permitted within Flood Zone B. Ongoing studies relating to the Deansgrange Stream Flood Relief Scheme have identified possible works within the appeal site, consisting of new flood relief walls. Construction works are estimated for the period 2024-2025. The proposed development is premature, pending establishing what works will comprise the preferred options, and when and how such works may be carried out.



2. The applicant has not indicated whether adequate sight lines can be provided at the access onto Killiney Hill Road, whether and how connection is to be made to the public footpath network on Killiney Hill Road, how the access to the bungalow 'Westgate' is to be incorporated in a safe manner into the proposed development access, how vehicles can safely turn within this cul-de-sac development, and how pedestrian/bicycle permeability might be realised with adjoining housing developments/open space areas. The proposed development would, therefore, endanger public safety by reason of traffic hazard and/or obstruction of road users.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this ^{17th} day of ^{October} 2023.