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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D22A/0687**

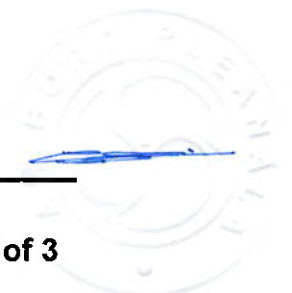
**APPEAL** by Commons Road Residents Group care of Kevin Smith of 7 Commons Road, Shankill, County Dublin and by Robuild Construction Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 8<sup>th</sup> day of November, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Retention of amendments to previously granted planning permission (planning register reference numbers D09A/0800, 0800E, 19A/0082) for a two-storey detached dwelling at this site. The amendments for which retention permission is sought include construction of a single storey flat roof structure c/w one number roof light containing office and storage areas in rear garden of previously approved development together with all ancillary site works, landscaping and site drainage. Alterations to previously approved splayed vehicular entrance arrangement and front/part side boundary treatment (extending as far as entrance gate to Lisnaroe and Brookfield). Works include provision of one number vehicular entrance from Commons Road, in line with front boundary, and replacement of existing hedgerow/post and rail fence boundary with mild steel railing between brick piers (overall height not exceeding 2.10 metre high) along the front boundary and low level rendered block wall with mild steel railing over between full

height piers, overall height not exceeding 2.10 metres high along the side (western) boundary, all at site east Of entrance to 'Lisnaroe', and 'Brooklands', Commons Road, Loughlinstown, Dublin.

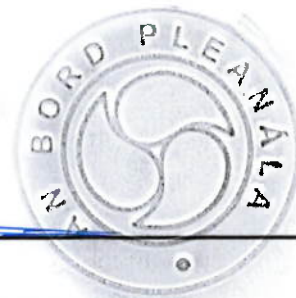
## **Decision**

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



## Reasons and Considerations

The subject site is located in an area identified as within Flood Zone A and, to a lesser extent, Flood Zone B in Appendix 15, Strategic Flood Risk Assessment of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The development proposed to be retained, which includes development comprising retention of a single storey detached structure, is located in Flood Zone A. Under Section 6.2.10 'Shanganagh River' of Appendix 15, Strategic Flood Risk Assessment of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 it is stated that 'Until a Flood Relief Scheme to the 1.0% EP event standard is complete, any development in Flood Zone A is not permitted and development in Flood Zone B should be limited to Minor development, as defined in Section 5.2.1' The development proposed to be retained would be contrary to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 regarding flood risk management, specifically Section 12.10.1 Flood Risk Management and Section 6.2.10 of Appendix 15: Strategic Flood Risk Assessment. The development proposed to be retained would be contrary to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Liam Bergin**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this 23<sup>rd</sup> day of *January* 2024.