

An  
Bord  
Pleanála

## Board Order ABP-319210-24

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23A/0777**

**Appeal** by Ciaran Irwin care of Paul O'Toole Architects of 9 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 8<sup>th</sup> day of February, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Change of use from commercial unit to four number one-bed apartments over two floors with new hall door, communal courtyard and ancillary facilities, all at 9 Upper Prince Edward Terrace, Carysfort Avenue, Blackrock, County Dublin.

### Decision

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

## Reasons and Considerations

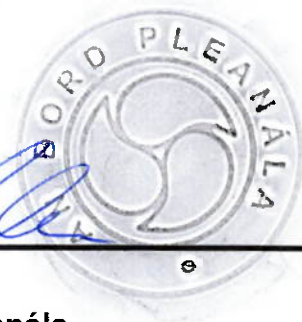
1. Having regard to the E zoning objective for the area, which provides for economic development and employment where residential is an open for consideration use, the policy framework of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the provisions of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023), it is considered that the proposed development would be inconsistent with Appendix 15 (Strategic Flood Risk Assessment) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, Section 12.8.3.3 (Open Space) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the provisions of the Sustainable Urban Housing: Design Standards for New Apartments - Guidelines for Planning Authorities (2023). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The site is located within the catchment of the Carysfort Maretime River, and within an area designed and identified as Flood Zone 'A', as set out in Appendix 15 (Strategic Flood Risk Assessment), of the Dun Laoghaire- Rathdown County Development Plan 2022-2028. The application proposes a 'Highly Vulnerable' form of development on lands which are zoned as Flood Zone 'A' which would be contrary to Section 5.2 of Appendix 15. The proposed change of use 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 Appendix 15: Strategic Flood Risk Assessment, specifically Section 5.2.2 and Section 6.2.13. The proposed development 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.

3. Having regard to the absence of any private open space to serve the proposed apartments, together with the poor layout of the communal terrace relative to the proposed apartments, and the absence of any receiving footpath provision on the street adjacent to the development entrance, it is considered that the proposed development would result in a substandard level of amenities for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Stephen Bohan**

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



Dated this 15<sup>th</sup> day of November 2024.