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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1149/24**

**APPEAL** by Colin Daly care of RMA Architects of The Courtyard, 40 Main Street, Blackrock, Dublin against the decision made on the 9<sup>th</sup> day of April 2024, by Dublin City Council to refuse a permission for the proposed development.

**Proposed Development:** The development will consist of the demolition of an existing single storey shed, alteration to the existing boundary wall and the construction of a two-storey dwelling with a courtyard to the west and a first-floor terrace to the south and ancillary site works, all at Lansdowne Lane, to the east of number 10/10A Lansdowne Terrace and west of number 1 Berkeley Mews, Shelbourne Road, Ballsbridge, Dublin.

**Decision**

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

## Reasons and Considerations

Based on the entirety of the information submitted with the application and appeal, including the Flood Risk Assessment received by An Bord Pleanála on the 7<sup>th</sup> day of May 2024 which fails to comply with the requirements of The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009), as required by Policy SI15 of the Dublin City Development Plan 2022-2028, it is considered that the issue of flood risk to the proposed development has not been satisfactorily addressed, as it has not been demonstrated that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity. The proposed development would be prejudicial to public health and safety and would, therefore, be contrary to the proper planning and sustainable development of the area.



*Mary Gurrie*  
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**Mary Gurrie**

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *30* day of *July* 2025.