

An
Bord
Pleanála

Board Order
ABP-319916-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0059

Appeal by Gerard and Mary Rylands care of Hogan and Associates of Olivemount House, Olivemount Road, Windy Arbour, Dublin against the decision made on the 14th day of May, 2024 by South Dublin County Council to refuse permission for the proposed development.


Proposed Development: Construction of new detached one and a half storey dormer dwelling to rear of existing dwelling and all associated site works at 180 Whitehall Road, Dublin.

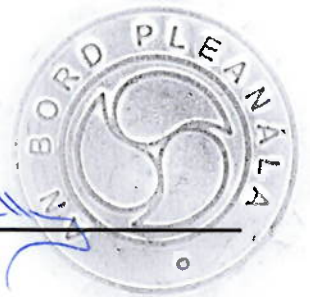
Decision

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

Reasons and Considerations

Having regard to the location of the site within Flood Zone A and B in the South Dublin County Development Plan 2022-2028 Strategic Flood Risk Assessment, Section 5.2.1, Development Plan IE 4 Objective 1 Flood Risk, and The Planning System and Flood Risk Management (November 2009) Section 5.28, as revised by Circular 2/14 Flooding Issues, requiring developments to demonstrate that flood risk to a development can be adequately managed and will not cause unacceptable adverse impact elsewhere, it is considered that the applicant has failed to satisfactorily address the mitigation required by not incorporating a finished floor level of 53.37 metres Ordnance Datum in the design to ensure that the flood risk to the proposed development has been mitigated and managed to an acceptable level of risk. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Eamonn James Kelly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 19th day of November, 2024.