

An
Bord
Pleanála

Board Order
ABP-320268-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0111

APPEAL by Ross Hollingsworth care of Architectural Construction Technology of An Tigh, Ballyogan Avenue, Carrickmines, Dublin against the decision made on the 1st day of July, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Construction of two apartments and all ancillary site works, all on lands at Castlefield Avenue, Knocklyon, adjoining Mimosa, Castlefield Avenue, Dublin.


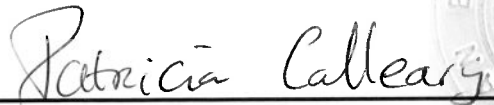
Decision

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

P.C.

Reasons and Considerations

Having regard to the location of the site within Flood Zone 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 Guidelines (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 provide a Site - Specific Flood Risk Assessment of sufficient site specific detail to ensure that the flood risk to the proposed development and elsewhere 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.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 12th day of May 2025.