

An
Bord
Pleanála

Board Order ABP-321296-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0399/WEB

Appeal by Florin Strimbu care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 30th day of October, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission for the proposed development.


Proposed Development: Retention permission is sought for the construction of an ancillary single storey office/storage structure (circa 34.65 square metres) with associated rooflight located to the rear of Florence Villa together with all ancillary site works, landscaping and site drainage at Florence Villa, Commons Road, Loughlinstown, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 Dún 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 Dún Laoghaire-Rathdown County Development Plan, 2022-2028, it is stated that '.....Until a Flood Relief Scheme to the 1.0% AEP 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 not therefore be in accordance with the provisions of the development plan, regarding flood risk management, specifically Policy Objective EI22, Section 12.10.1 Flood Risk Management and Appendix 15: Strategic Flood Risk Assessment, specifically Section 6.2.10. The development proposed to be retained would, therefore, be contrary to the provisions of the development plan, and to the proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this 10th day of March 2025