



An
Coimisiún
Pleanála

Commission Order

ABP-322019-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0273W

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 7th day of February, 2025 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a new detached 1.5-storey dormer dwelling to rear of existing dwelling and all associated site works, all at 180 Whitehall Road, Terenure, Dublin.

Decision

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

Reasons and Considerations

Having regard to the provisions of the South Dublin County Development Plan's Strategic Flood Risk Assessment (July 2022), it is considered that the proposed development, which is located in Flood Zone A and Flood Zone B, which is designated as a highly vulnerable development in The Planning System and Flood Risk Management Guidelines for Planning Authorities, and is classed as a development that would not be permitted in Flood Zone A or Flood Zone B, would be at risk of flooding and would potentially give rise to flooding at other locations. Furthermore, in the absence of a completed flood defence scheme for the area, it is considered that the proposed development would be premature pending the completion of the River Poddle Flood Alleviation Scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25th day of June 2025.