



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0958/WEB

APPEAL by Avondale Wood Limited against the decision made on the 12th day of February 2026, by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The development consists of: (a) The construction of a two storey detached two bed mews dwelling; associated skylights and outdoor amenity space provided as a balcony at the eastern elevation of the dwelling at first floor level. (b) A pedestrian entrance and a vehicular entrance to Brookfield Terrace. (c) All associated site development works, associated drainage, landscaping, and ancillary works to carry out the development all at land to the rear of, Carysfort House, Carysfort Avenue, Blackrock, Dublin.

Decision

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

Reasons and Considerations

1. The site is located within the catchment of the Carysfort-Maretimo River, and partly within an area designated as Flood Zone 'A' and partly within an area designated as Flood Zone 'B' as set out in Appendix 15 (Strategic Flood Risk Assessment), of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The application proposes a 'Highly Vulnerable' form of development on lands which are partly zoned as Flood Zone A and partly zoned as Flood Zone B which would be contrary to Section 5.2 (Development in Flood Zone A or B) of Appendix 15. The proposed erection of a dwelling would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 regarding flood risk management, specifically Section 12.10.1 (Flood Risk Management), and Appendix 15 (Strategic Flood Risk Assessment), specifically Section 5.2.2 (Highly vulnerable development in Flood Zone A or B other than Minor Development) and Section 6.2.13 (Carysfort Maretimo). The proposed development would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed development, to the layout of the amenity space and boundary treatments, and to its position partly forward of, and in close proximity to, the neighbouring residential property, it is considered that, notwithstanding the modifications proposed in the appeal (received by An Coimisiún Pleanála on the 11th day of March 2026 and the 6th day of May 2026), the proposed dwelling would not provide an acceptable level of amenity for future occupants by reason of the poor quality and usability of the private open space and the lack of privacy therein as a result of being overlooked by the said neighbouring property.

Furthermore, the proposed development would, by reason of overshadowing and overbearance, result in an adverse impact on the residential amenity of the neighbouring property. The proposed development would be contrary to Section 12.3.1.1 (Design Criteria) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which requires, inter alia, new developments to have high standards of design and layout and consideration of levels of privacy and amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the absence of any receiving footpath provision on the street adjacent to the development entrance, it is considered that the proposed development could give rise to a pedestrian and traffic hazard and would result in a substandard level of amenity for future residents. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Gurrie

Mary Gurrie

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

Dated this *01* **day of** *July* **2026.**