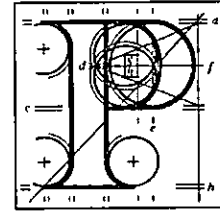


Our Case Number: ABP-313855-22

Planning Authority Reference Number: SD22A/0094



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

Date: 15 NOV 2023

Re: House, new vehicular/pedestrian entrance and associated site works  
42, Whitehall Road, Terenure, Dublin 12, D12 YR60

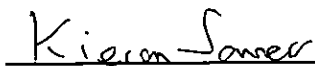
Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2022. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

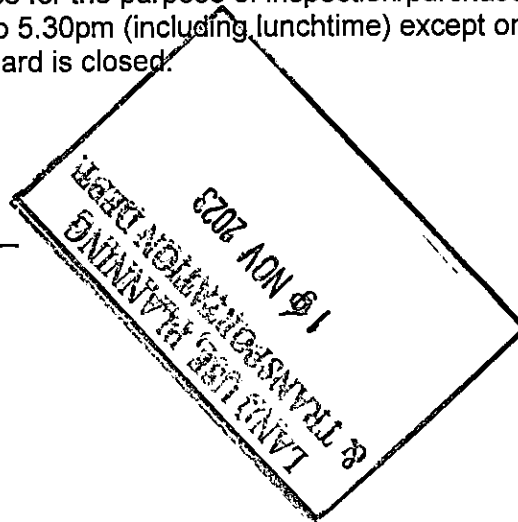
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,



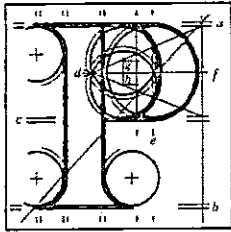
Kieran Somers  
Executive Officer

BP100N



Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

**Board Order**  
**ABP-313855-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

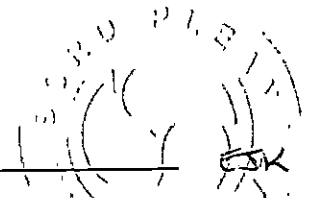
**Planning Register Reference Number: SD22A/0094**

**Appeal** by Derek Glennon care of SONAA Architects of 14 Coulson Avenue, Rathgar, Dublin against the decision made on the 26<sup>th</sup> day of May, 2022 by South Dublin County Council to refuse permission.

**Proposed Development:** Three-bed, detached, sustainable, two-storey house, new vehicular/pedestrian entrance, two car driveway, all associated site, boundaries, landscaping, drainage, new foul water connection to Whitehall Road and ancillary works, all at 42 Whitehall Road, Terenure, Dublin.

### **Decision**

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



## Reasons and Considerations

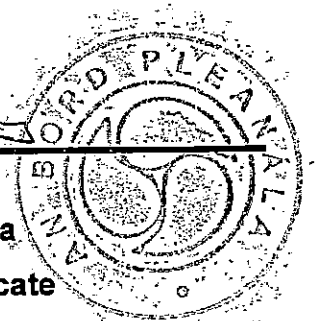
The proposed development is in an area which is deemed to be at risk of flooding by reference to the relevant flood zone map (Sheet 11) in the South Dublin County Development Plan 2022-2028. The Board had regard to the provisions of the development plan in relation to development proposals in areas at risk of flooding, and the site-specific flood risk assessment provided by the applicant; however, in the absence of detailed and considered proposals regarding the finished floor level, including an allowance for climate change and appropriate freeboard to reduce flood risk for the proposed development, the Board was not satisfied that the proposed development would not give rise to an increased risk of flooding of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

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



**Dated this 14<sup>th</sup> day of November, 2023.**