



An
Bord
Pleanála

Board Direction
BD-005499-20
ABP-306068-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to Figure 7.5 of the Site Specific Flood Risk Assessment submitted with the application and to the projected extent of additional flooding at the Millrace Manor Apartments as a result of the proposed development, the Board does not consider that the proposal has been subject to an appropriate flood risk assessment that would satisfy criterion no. 2 of the Justification Test for development management set out in Section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the Minister in November 2009. A grant of permission would therefore be contrary to those guidelines.
2. The Board is not satisfied, on the basis of the information provided with the application, including the Natura Impact Statement, that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European site(s) No. 001398, in view of the site's Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.

Board Member

Date: 25/03/2020

Michelle Fagan