



Board Direction

Ref: 09.247402

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th, March 2017.

The Board decided to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

- (1) The site of the proposed development is located on the fringes of an area indicated as being at risk of flooding on flood risk maps prepared by the OPW. On the basis of the documentation submitted with the current application and appeal, the Board is not satisfied that there are not more suitable sites available within the applicant's ownership that are located outside the flood risk zone. Accordingly, it is considered that the proposed development by reason of flood risk at the site would contravene national guidelines in relation to flooding and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted an error in the Planning Inspector's Report in that the Planning Inspector's report states that the site of the proposed development is not located on any flood risk mapping. This is incorrect. The site is located on the fringes of an area identified as being at risk of flooding on flood risk maps prepared by the OPW.

Board Member: _____
Paddy Keogh

Date: 13th, March 2017