



The submissions on this file and the Inspector's report were considered at a Board meeting held on 20th March 2018.

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 the submissions on file, and based on information available regarding flooding in this area in 2009, it is considered that the proposed development is located on lands which are at risk of flooding and the proposed land use constitutes a high vulnerable development as per the Planning System and Flood Risk Management Guidelines for Planning Authorities issued by the Department of Heritage and Local Government (2009). It has not been demonstrated that the flood alleviation measures subsequently carried out in Ballinasloe have materially reduced the risk of flooding of the site. In these circumstances it is considered that developing further housing on the scale proposed would place the new residents at risk, and would run contrary to the Guidelines. The proposed development therefore would be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would result in an unacceptable intensification of vehicular trip generation at the junction between the public road serving the site and Station Road where sightlines are restricted particularly in a northerly direction, and where pedestrian facilities are limited.

The proposed development would therefore endanger public safety by reason of traffic hazard.

Board Member

Date: 20th March 2018

Conall Boland