



An  
Bord  
Pleanála

**Board Direction**  
**BD-001184-18**  
**ABP-300480-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2018.

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

### **Reasons and Considerations**

The proposed development is in an area which is deemed to be at risk of flooding, by reference to the Irish Coastal Protection Strategy Study (ICPSS) Mid Range and High Range Future Scenarios at risk of flooding in a 1 in 200 – year event. Having regard to the provisions of the Development Plan and the Department Guidance Document: The Planning System and Flood Risk Management 2009 in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of a justification test with adequate examination of flood plain, surface water management and appropriate mitigating measures to address any risk, the proposed development would be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 26/09/2018

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Paul Hyde