



An
Bord
Pleanála

Board Direction
BD-001121-18
ABP-300961-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/09/2018.

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

Reasons and Considerations

Having regard to:

- The location of the site within the floodplain of the Belgooly River/Mill Stream and which is liable to flooding.
- The location of the site within Flood Zone A as delineated for the Village of Belgooly in the Bandon Kinsale Municipal District Local Area Plan 2017.
- Objective IN-01 of the said Local Area Plan which states that all proposals for development within the areas identified as being at risk of flooding need to comply with Objectives WS 6 -1 and WS 6-2 as detailed in Chapter 11 Volume 1 of the Cork County Development Plan, 2014, as appropriate.
- Objective WS 6-1 of the County Development Plan, 2014, which requires the avoidance of development other than 'water compatible development' in Zone A.
- The Guidelines for Planning Authorities on The Planning System and Flood Risk Management issued by the Department of Environment, Heritage and Local Government which state that development with Zone A – High

Probability of Flooding should be avoided and/or only considered in exceptional circumstances.

- The undeveloped lands not within designated Flood Zones A and B within the development boundary delineated for the key Village of Belgooly in the Bandon Kinsale Municipal District Local Area Plan, 2017.

it is considered that the proposed residential development, which is designated as a vulnerable use, would not constitute such an exceptional case for development on this site. Notwithstanding the development provisions of the Local Area Plan, and the mitigation measures proposed, it is considered that the proposed development would materially contravene the objectives addressing flood risk set out in the Local Area Plan and County Development Plan, which are considered reasonable, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 18/09/2018

Stephen Bohan