



An  
Bord  
Pleanála

**Board Direction**  
**BD-001979-18**  
**ABP-301414-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/12/2018.

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 location of the site in an area which is prone to flooding and, notwithstanding that the site itself is not subject to flooding, it is considered that the development of the site for residential development would create an unsatisfactory residential environment for future residents due to the close proximity of roads and lands which flood. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 On the basis of the information provided with the application and appeal and in the absence of a Natura Impact Statement, the Board cannot be satisfied that the proposed development individually, or in combination with other plans or projects, would not be likely to have a significant effect on European site No. 000322 Rahasane Turlough SAC, or any other European site, in view of the site's Conservation Objectives. In such circumstances, the Board is precluded from granting permission.

**Board Member**

**Date:** 14/12/2018

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Terry Prendergast