



An  
Bord  
Pleanála

**Board Direction**  
**BD-002416-19**  
**ABP-302594-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/02/2019.

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

### **Reasons and Considerations**

The southern portion of the proposed development is located in an area which is at risk of flooding. Having regard to 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', it is considered that the proposed development would be premature pending the carrying out of works to mitigate flooding along the R579. The proposed development would, therefore, be contrary to public safety and to the above-mentioned Guidelines and would give rise to serious injury to the amenities of future residents and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 21/02/2019

\_\_\_\_\_  
Terry Prendergast

**Note :** The Board did not agree with the Inspector's recommendation to omit of House Nos 67, 68 and 74 in the event of a grant of permission for the proposed development.

Please issue Direction with Order.