



An
Bord
Pleanála

Board Direction
BD-004083-19
ABP-302783-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2019.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The proposed development is in an area which is at risk of flooding. The Board is not satisfied, on the basis of the information lodged with the planning application and appeal, that the proposed development site and immediately adjoining road network would not remain vulnerable to flooding with an associated risk of flooding at the proposed development site itself and on other lands, with consequent adverse impacts on future occupants and visitors at the proposed development. The proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that a precautionary approach to flood risk should apply in this instance, given the presented material, including Drawing P026-012 – 'Site Extents Flood Map', August 2018, prepared by CS Consulting, which appears to show that the entirety of the subject site outside of the building footprint and a portion of the building footprint itself, is within Flood Zone A and also having regard to the nature of the proposed use, (incorporating a significant number of potential occupants and visitors to the proposed development) which is not required to be located at the subject site. In conclusion the Board considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/09/2019

Chris McGarry