



An  
Bord  
Pleanála

**Board Direction**  
**BD-007251-21**  
**ABP-306304-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/01/2021.

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 located in an area which is identified as being at risk of coastal flooding and which is served by a single means of access via Red Barns Road. Having regard to the existing levels on this road and predicted flood levels in this area as identified in the submitted Flood Risk Assessment, the Board is not satisfied, on the basis of the submissions made in connection with the application and appeal, that safe routine or emergency access and egress to the proposed development can be maintained during flood events. Notwithstanding the proposed increase in ground levels on the site, the proposed development would present a risk to public health and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 12/01/2021

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Terry Prendergast