



An
Bord
Pleanála

Board Direction
BD-005989-20
ABP-306745-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 22nd, 2020.

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

Reasons and Considerations

The site of the proposed development is located on lands zoned 'Agriculture' in the current Castleconnell Local Area Plan with the purpose to provide for the development of agriculture by ensuring the retention of agricultural uses, protect them from urban sprawl and ribbon development, and to provide for a clear physical demarcation to the adjoining built up areas. In addition, the site forms part of an area which is located within Flood Zone A in the Plan's Predictive Flood Zone Map, an area where most development is considered vulnerable to flooding and where the land has been designated for agricultural use as a consequence. Furthermore, the objectives of the Limerick County Development Plan include minimising the threat of flooding in new development and having regard to *The Planning System and Flood Risk Management: Guidelines for Planning Authorities* in the assessment of all development proposals (Objective IN 035), as well as assisting in the sustainable development of river catchments (Objective IN 036). The Guidelines recommend that, within Flood Zone A, most types of development are considered inappropriate and that development in this zone should be avoided and/or only considered in exceptional circumstances, such as in city and town

centres, or in the case of essential infrastructure that cannot be located elsewhere.

Having regard to the zoning provisions for the site as set out in the Castleconnell Local Area Plan and the site's function as an integral part of the flood zone within the village, it is considered that the filling of the site to facilitate future development of the land unrelated to agriculture would contravene the zoning provisions for the site, would be contrary to the Ministerial Guidelines relating to the planning system and flood risk management, and would be contrary to the objectives of the County Development Plan relating to flood risk. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22nd June 2020

Philip Jones