



An  
Bord  
Pleanála

**Board Direction**  
**BD-006125-20**  
**ABP-306771-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/07/2020.

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

### **Reasons and Considerations**

1. The Board is not satisfied, in light of potential flood risk, and on the basis of the information provided with the application, including the Natura Impact Statement, that the proposed development individually, or in combination with other plans or projects would not adversely affect the integrity of European sites Nos. 004025 and 000205, in view of the sites' Conservation Objectives. In such circumstances the Board is precluded from granting approval/permission.
2. Having regard to the use of a bespoke river flood model rather than the OPW Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) model in the Site Specific Flood Risk Assessment submitted with the application, to the location of all of Block B and part of Block A within flood Zones A or B as per FEMFRAMS mapping, and to the extent of the differences in design flows between the FEMFRAMS and the Site Specific Flood Risk Assessment, the Board is not satisfied that the proposal has been subject to an

appropriate flood risk assessment that would satisfy criterion no. 2 of the Justification Test for development management set out in section 5.15 of the Guidelines for Planning Authorities on the Planning System and Flood Risk Management issued by the minister in November 2009. A grant of permission would therefore be contrary to those guidelines and would be contrary to the proper planning and development of the area.

3. It is considered that the proposed development does not achieve several key objectives of the Swords Masterplan 2009, with specific reference to (i) the preservation of views from Swords Main Street of St. Columba's Church and Round Tower to the north of the site, (ii) a successful interaction with Swords Main Street and the creation of a public space at this location and (iii) the creation of a linkage from Swords Main Street to Ward River Valley Park. In addition, due to its design and layout at the northern end of the site, the development does not achieve a satisfactory interface with the Ward River Valley Park and, due to its design, does not achieve a satisfactory interface with Church Road. The development would, therefore, be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 22/07/2020

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Terry Prendergast

Note: The Board also noted that further consideration was required by the applicant in relation to the satisfactory integration of the proposed development with the strategic road link between Swords Main Street and Brackenstown Road to the north of the development site, as indicated in Map 08 of the Fingal County Development Plan 2017-2023 and as per Recommendation 4 of the South Fingal Transport Study 2019, prior to lodgement of any new application for planning permission on the site.

Please issue Direction with Board Order.