



An
Bord
Pleanála

Board Direction
BD-006930-20
ABP-306814-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/11/2020.

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

Reasons and Considerations

Having regard to the location of the site in Flood Zone A, which is undefended, the Board is not satisfied, on the basis of the information lodged with the planning application and in response to the appeal that the development appropriately mitigates the risk of flooding on the site and the development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. It is considered that a development of this scale on this site is premature pending the outcome of the Camac River Flood Alleviation Scheme. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that the proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/11/2020

Stephen Bohan