



An  
Bord  
Pleanála

**Board Direction**  
**BD-007066-20**  
**ABP-307641-20**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2020.

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 an area which is prone to flooding and on the basis of the submissions made in connection with the planning application and appeal, the Board is not satisfied that the proposed development which is classed as a highly vulnerable development in "the Planning System and Flood Risk Management: Guidelines for Planning Authorities" issued in November, 2009 by the Department of Heritage and Local Government, would not give rise to an increased risk of flooding on the site or property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/12/2020

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Paul Hyde