

An  
Bord  
Pleanála

**Board Direction**  
**BD-009015-21**  
**ABP-309570-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/09/2021.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the provisions of the National Planning Framework: Project Ireland 2040, the Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities (2009), the Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009), Castlebar and Environs Development Plan 2008-2014 (as extended), the zoning of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not be prejudicial to public health, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

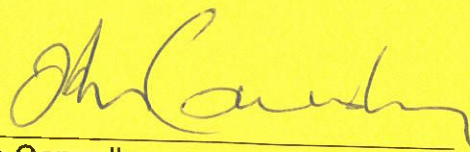
In deciding not to accept the Inspector's recommendation to refuse permission, the Board noted that mitigation measures are proposed to address the risk of flooding on site, including the proposed design levels of the dwellings and the access road which reflect the recommendations of the applicant's site-specific flood risk assessment, and an earth berm to enclose the lands which are liable to flooding at the southern end of the site. The Board also noted that the documentation submitted with the application, and in response to the planning authority's request for further information

request, had satisfactorily dealt with the issues of potential for flooding upstream and downstream of the site.

### Conditions

1. PlanPartic (as amended by the further plans and particulars submitted on the 23<sup>rd</sup> day of October 2020)
2. UrbanFinishes
3. Cables
4. UrbanWaterDrain
5. IrishWater
6. Lighting
7. SepServices
8. InternRoad1 (shall comply with DMURS)
9. The internal roads shall extend to the site boundaries (north and west)  
Reason: In the interest of permeability and ensuring future access to adjacent lands.
10. EV Charging
11. Lan 3
12. OpenSpaceLimit
13. LanEarthworks
14. LanOpenSpace 2
15. Naming
16. Institutional Condition
17. PartV 1
18. ConstHours (from 7:00am)
19. CMP1 (excl Hours)
20. CDW
21. Security 1
22. S.48 Unspecified

Board Member



Date: 02/09/2021

John Connolly