



An
Bord
Pleanála

Board Direction
BD-008706-21
ABP-310182-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/07/2021.

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

Reasons and Considerations

1. Having regard to the site location in an area subject to increased flood risk, which is determined to be in Flood Zone A from flood extent mapping and available OPW indicative fluvial flood mapping, and in compliance with the objectives of *The Planning System and Flood Risk Management Guidelines for Planning Authorities* issued in under Section 28 of the Planning & Development Act 2000, as amended, the Board cannot be satisfied that the proposal would not be contrary to Objective IN 035 of the Limerick County Development Plan to avert, or where this is not possible, to minimise the threat of flooding in new development, it is considered that the proposed development would be contrary to the provisions of the Flood Risk Management Guidelines, would be contrary to the objective of Limerick County Development Plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The size and scale of the proposed development and the precedent it would set for a similar type of development would conflict with the provisions of the current Limerick County Development Plan to provide industrial/commercial development in or adjacent to settlements where infrastructure can be

provided and in line with the principle of sustainable development. The proposed development would therefore militate against the proper development of nearby towns and villages where commercial development would be more appropriately located and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the rural character of the site and the nature and extent of the proposed development and having regard to the details submitted with the application and appeal, the Board is not satisfied that the proposed development would not detract from the existing rural character of the area. It is therefore considered that the proposed development would seriously injure the character and visual amenities of the area and would therefore be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the Inspectors concerns in relation to the likely connectivity with designated European sites via the adjoining watercourses which drain to the main river body and the lack of consideration to this issue by the developer. The Board shared these concerns but decided not to include this as an additional reason having regard to the substantial reasons for refusal above.

[Please issue a copy of this Direction with the Board Order to the parties.]

Board Member



Stephen Bohan

Date: 14/07/2021