

An
Bord
Pleanála

Board Direction
BD-011719-23
ABP-311758-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/01/2023.

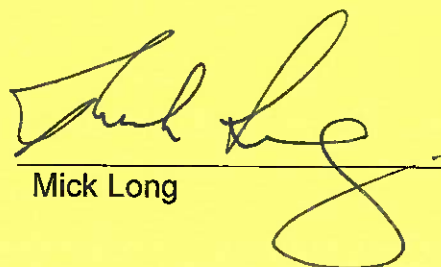
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site on the eastern side of the Morrell River, within lands partially designated as Greenbelt in the Naas Local Area Plan 2021-2027 it is considered that the proposed development would be contrary to the zoning designation and related objectives of the current development plan for the area and would injure the residential amenities and character of the area by way of its low density and suburban layout. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In addition, the Board considers that the level of intervention required to mitigate the flood risk to accommodate the proposal would be excessive in terms of flood risk mitigation in accordance with the provisions of 'The Planning System and Flood Risk Management Guidelines (DoEHLG/OPW, 2009)'. Accordingly, the proposed development, would conflict with the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Board Member



Mick Long

Date: 31/01/2023