

An
Bord
Pleanála

Board Direction
BD-011613-23
ABP-313018-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/01/2023.

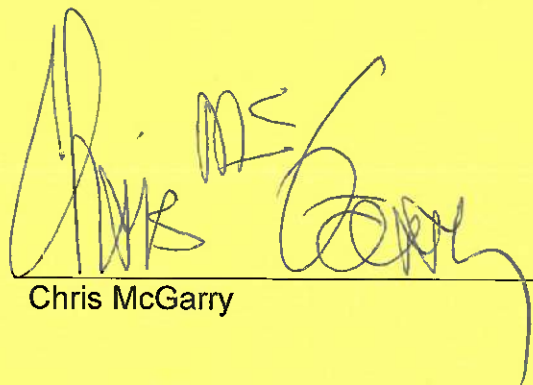
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The subject site is located on lands zoned Agriculture under the provisions of the Limerick City and County Development Plan 2022-2028, which has the objective "To protect and improve rural amenity and provide for the development of agricultural uses". A Primary Health Care Centre is not permitted within lands zoned Agriculture. The proposed development would, therefore, contravene materially the Agriculture development objective indicated in this development plan for the zoning of land, and would, therefore be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development a Primary Health Care Centre, the location of the subject site on lands zoned Agriculture under the provisions of the Limerick City and County Development Plan 2022-2028 and the location of the site within Flood Zone A, the Board is not satisfied that the proposal would be in accordance with the provisions of 'The Planning System and Flood Risk Management Guidelines (DoEHLG/OPW, 2009)'. On the basis of the submissions made in connection with the planning application and appeal and despite the Site Specific Flood Risk Assessment and

Justification Test carried out the Board concluded that the proposed development failed the Justification Test as set out in Box 5.1 of the Guidelines. Accordingly, the proposed development, would constitute an unacceptable risk of flooding would conflict with the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

Board Member

A handwritten signature in blue ink, appearing to read 'Chris McGarry', is written over a horizontal line. The signature is stylized and cursive.

Chris McGarry

Date: 05/01/2023