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Bord  
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**Board Direction**  
**BD-013197-23**  
**ABP-313419-22**

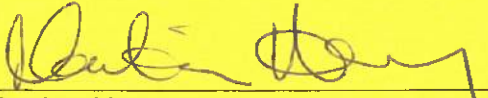
The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/08/2023.

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 in an area which is prone to flooding, the arrangements for discharging of flood water and on the basis of the submissions made in connection with the planning application and appeal, the Board considered that the applicant had failed to demonstrate that the proposed development would not give rise to an increased risk of flooding of property in the vicinity. The proposed development would, therefore, be prejudicial to public health and safety and contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Martina Hennessy

**Date:** 10/08/2023