



An  
Bord  
Pleanála

**Board Direction**  
**BD-014050-23**  
**ABP-313804-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2023.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

The Board is not satisfied that the proposed development will not increase flood risk on adjacent lands, in particular, the impacts of the proposed bunds on flood waters on adjoining lands and on the application site, in the event of a fluvial flood event, have not been clearly demonstrated. Furthermore, the siting of the proposed sewage treatment plant and associated pump within Flood Zone B exacerbates risk to people, property and the environment. The Board is therefore not satisfied that the applicant has demonstrated that the development meets the criteria of the Justification Test in development management of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (OPW/DEH&LG, Nov. 2009). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Board was not satisfied that the applicant had demonstrated that the proposed development satisfied all of the criteria of the Justification Test.

**Board Member**

A handwritten signature in black ink, appearing to read 'Tom Rabbette', written over a horizontal line.

**Date:** 10/10/2023

Tom Rabbette