

An
Bord
Pleanála

Board Direction
BD-011383-22
ABP-313843-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2022.

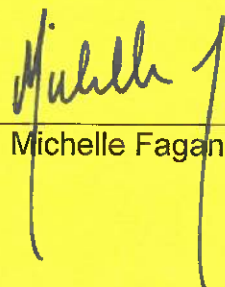
The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the site within an identified flood risk area, the nature of the proposed development, and the information submitted with the planning application and appeal, it is considered that insufficient information has been provided with regard to the impact of finished floor levels, finished ground levels and associated services and structures, and the Board is not satisfied that proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had regard to the location of the subject site, the highly vulnerable use proposed, and considered that the information provided on the file was insufficient to demonstrate that the proposed development would not give rise to an increased risk of flooding of the site or of property in the vicinity, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 14/10/2022