

An
Bord
Pleanála

Board Direction
BD-011477-22
ABP-314033-22


The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2022.

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 proposed development is located on land zoned Open Space / Amenity / Recreation in the Offaly County Development Plan 2021-2027, where housing development is not normally permissible. The proposed development would therefore materially contravene the County Development Plan and be contrary to the proper planning and sustainable development of the area.
2. The proposed development is in an area which is at risk of flooding, and notwithstanding the flood defence works carried out to protect existing development in the area, an unacceptable residual flood risk remains for the development, its occupants and adjoining property, accordingly to permit the proposed development would be contrary to the proper planning and sustainable development of the area.

Board Member


Michelle Fagan

Date: 22/11/2022