



An
Bord
Pleanála

Board Direction
BD-014716-23
ABP-314055-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/11/2023.

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

Reasons and Considerations

In the absence of a Site-Specific Flood Risk Assessment and a Justification Test for development management, in accordance with the provisions of 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (OPW Nov. 2009), the Board cannot be satisfied that the proposed development will not increase flood risk elsewhere or that the proposal includes measures to minimise flood risk to people, property and the environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Peter Mullan

Date: 29/11/2023