



An
Bord
Pleanála

Board Direction
BD-014536-23
ABP-314135-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/10/2023.

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

Reasons and Considerations

The subject site is located within the catchment of the Shanganagh River and is located in Flood Zone A and B, as identified on the Flood Zone Maps of the County Development Plan -2022-2028. The applicant has proposed retention permission for a change of use from less vulnerable (retail) to highly vulnerable (residential) use located in Flood Zone and as such is not in accordance with the requirements of Appendix 15, Sections 5.2 and Section 6.2.510 which sets out the specific policy for the Shanganagh River, of the 2022-2028 County Development Plan. The proposed development is located in an area which is at risk of flooding and as such, would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development, in particular the provision of bedrooms on the ground floor, located in an area which is at risk of flooding, would be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Bohan

Date: 09/11/2023