



An
Bord
Pleanála

Board Direction
BD-015371-24
ABP-315256-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2024.

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

Reasons and Considerations

The proposed development, which is located within a (defended) high-risk flood zone, proposes a residential use at ground floor level, which is considered to be a highly vulnerable use in a flood risk area. The Board considers that such a use poses an unacceptable risk to future occupants of the ground floor residential units. 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 agreed with, and accepted, the Inspector's recommendation with regards to scale, height and massing of the proposed development, and also agreed with the Inspector's assessment as to an alternative, less vulnerable use, at ground floor level. However, the Board considered that such a use at ground floor level was a significant material alteration to the proposed development as originally described in the public notices and the Board considered that this matter could not be addressed by way of condition.

Board Member

Peter Mullan

Date: 13/02/2024