



An  
Bord  
Pleanála

**Board Direction**  
**BD-015854-24**  
**ABP-315419-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/02/2024.

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

#### **Reasons and Considerations**

The Board considered the development to be premature pending flood risk mapping following the completion of the Ennis South Flood relief scheme.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that given the potential public health impacts and that the Flood Risk Assessment addendum acknowledges that the full benefit of the scheme is not yet quantified and makes an assumption that the subject site is in Flood Zone B and that such an assumption is considered premature, given the potential impacts.

**Board Member**

Liam Bergin

**Date:** 19/03/2024