

An
Bord
Pleanála

Board Direction
BD-016851-24
ABP-315540-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

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

Reasons and Considerations

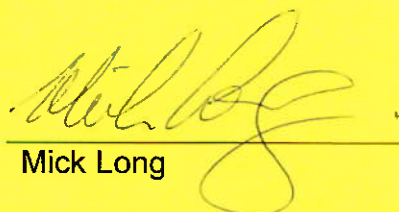
Having regard to the proposed development, which is in part located within Flood Zone A and Flood Zone B, and INF POL 18 of the Meath County Development Plan, 2021-2027 which seeks 'To implement the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and application of Justification Tests for Development Management' and INF POL 20 which requires 'that a Flood Risk Assessment is carried out for any development proposal, where flood risk may be an issue in accordance with the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoECLG/OPW, 2009)', the application is not supported by a Site Specific Flood Risk Assessment nor a Justification Test as set out in the Guidelines.

Therefore, in the absence of this information, the proposed development would constitute a risk to people and property and would be prejudicial to public health and therefore would be contrary to Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices), issued by the Department of the Environment, Heritage and Local Government in 2009 and Policies INF POL 18 and INF POL 20 of the Meath County Development Plan, 2021 to 2027. The proposed development would, therefore, be contrary to the proper

planning and sustainable development of the area.

Note that given the substantive nature of the reason for refusal the Board did not request further information in relation to appropriate assessment. However, the information provided was not sufficient to satisfy the Board that the proposed development would not have significant effects on a European site.

Board Member



Mick Long

Date: 26/06/2024