

An
Bord
Pleanála

Board Direction
BD-015747-24
ABP-315946-23

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

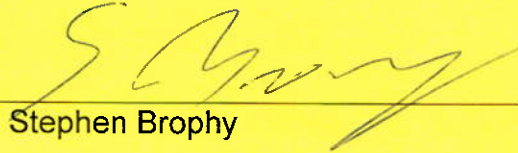
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The development is in an area which is at risk of flooding. The Board is not satisfied, on the basis of the information lodged with the planning application, that the development would not give rise to a heightened risk of flooding either on the proposed development site itself, or on other lands. The development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.
2. The site of the proposed development lies in close proximity to the Slaney River Valley Special Area of Conservation, a site of European importance. Having regard to the absence of information in the application, the Board is not satisfied that on site works would not have significant adverse effects on both the natural heritage of the area and the European designated site. It is considered that the development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to its location at the edge of the town, it is considered that the development is out of character with the established pattern of development in the area and would result in the unsatisfactory juxtaposition of different house types. The development thereby constitutes a substandard form of

development which would seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member



Stephen Brophy

Date: 06/03/2024