



An  
Bord  
Pleanála

**Board Direction**  
**BD-013651-23**  
**ABP-316880-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on the 8/09/23. Contrary to the recommendation of its Inspector, the Board decided to confirm the determination of the local authority for the following reasons and considerations.

#### **Reasons and Considerations**

The site is zoned for mixed use development and in relation to flooding would be subject to a sequential test , justification test and Flood Risk Assessment wherein any proposed development , including residential, should also include mitigation measures and assessment of residual risk. Accordingly, the location of the site within a flood risk zone does not preclude appropriate development of the lands.

Therefore, the Board accepts the determination of the local authority that the lands are within scope and should be retained on the map.

**Board Member**



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Joe Boland

**Date:** 08/09/2023