



An
Bord
Pleanála

Board Direction
BD-016944-24
ABP-316951-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/07/2024.

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 proximity of the site to the flood extents of the River Maghery to the south and south-east of the site, and to the extent of reprofiling of the site proposed in close proximity to said flood extents, the Board is not satisfied that flood risks associated with the proposed development have been adequately addressed within the application documentation, and is of the view that a Flood Risk Assessment is required. The Board considers that that the proposed development would be contrary to '*The Planning System and Flood Risk Management, Guidelines for Planning Authorities*' (2009), and to Policy FMP 2 (Flood Risk Management Policies) of the Monaghan County Development Plan 2019-2025 and would, therefore, be contrary to the proper planning and development of the area.

Board Member


Stewart Logan

Date: 09/07/2024