



**An  
Bord  
Pleanála**

**Board Direction  
BD-015606-24  
ABP-317645-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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 as proposed for retention is located in an area which is zoned for F: Open Space and Amenity in the Naas Local Area Plan 2021-2027, where it is an objective "to protect and provide for open space, amenity and recreation provision". The provision of commercial parking of trucks/refrigeration trucks are neither permissible nor open for consideration within the zoning matrix as indicated in Table 11.3 of the Plan. The development, if permitted would materially contravene the Naas Local Area Plan 2021-2027, having regard to the zoning of the site, and would therefore be contrary to the proper planning and sustainable development of the area.
2. The development as proposed for retention is located in an area which is at risk of flooding as indicated in the Naas Local Area Plan 2021-2027, Strategic Flood Risk Assessment. In the absence of a site specific flood risk assessment, as required by Objective IO 3.1 of the Naas Local Area Plan 2021-2027, the applicant has not demonstrated to the satisfaction of the Board that the development would not itself be at risk of flooding, or that it would not give rise to an increased risk of flooding in the area. It is considered that the development would, therefore, be contrary to the provisions of

Section 28 Guidelines "Planning System and Flood Risk Management- Guidelines for Planning Authorities" (2009), Policy IO 3.1 of the Naas Local Area Plan 2021-2021 and contrary to the overarching flood risk management strategy as set out within the, Strategic Flood Risk Assessment of the Naas Local Area Plan 2021-2027. The proposal, therefore, would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Bohan

**Date:** 28/02/2024