



An  
Bord  
Pleanála

**Board Direction**  
**BD-018651-25**  
**ABP-317995-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2025.

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

### **Reasons and Considerations**

INF POL 18 and INF POL 20 of the Meath County Development Plan 2021 - 2027 require the implementation of the "Planning System and Flood Risk Management – Guidelines for Planning Authorities" (DoEHLG/OPW, 2009) through the use of the sequential approach and requires the application of Justification Tests for Development Management and Development Plans. A Flood Risk Assessment is required to be carried out for any development proposal, where flood risk may be an issue in accordance with the Guidelines, and this assessment should be appropriate to the scale and nature of risk to and from the potential development and consider the impact of climate change. The proposed development is located in an area where there is a high probability of flooding and the nature of the proposed development is considered a highly vulnerable use as defined in the 'Planning System and Flood Risk Management Guidelines'. The vehicular access, road network and basement level car parking spaces and services are considered to be an intrinsic element of this proposed mixed-use commercial and residential development and are, therefore, considered as a highly vulnerable use. On the basis of the totality of information on file the Board cannot be satisfied that the proposed development meets the criteria of the justification test as the mitigation measures provided in the Flood Risk Assessment are not sufficient to manage flood

risk to an acceptable level and would be a risk to people and property and prejudicial to public health. The proposed development would, therefore, be contrary to the “Planning System and Flood Risk Management – Guidelines for Planning Authorities” (DoEHLG/OPW, 2009) and INF POL 18 and INF POL 20 of the Meath County Development Plan 2021 – 2027. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Mick Long

**Date:** 15/01/2025