

An
Bord
Pleanála

Board Direction
BD-018898-25
ABP-319768-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2025.

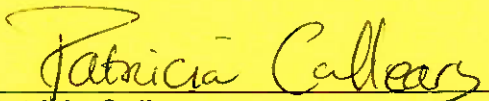
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

The site of the proposed development, which is a highly vulnerable development, is in an area which is at risk of flooding, bounding the Aughnaboy River and within Flood Zones A, B and C, as identified in Cork County Development Plan 2022-2028. Having regard to the nature and scale of the proposed development, including the provision of the wastewater treatment system within the floodplain, the proposed development would be contrary to Objective WM 11-16 Flood Risk – Overall Approach which includes that development in areas at risk of flooding should be avoided. In addition, the site, within the Crossbarry development boundary, is not zoned and would, therefore, not meet criterion (1) of Box 5.1 Justification Test for development management as set out in the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009). Furthermore, based on all of the information on file, the Board is not satisfied that it has been adequately demonstrated that the proposed development would meet criterion (2) of Box 5.1 of the said Guidelines, as it has not been demonstrated that the proposed development would not increase flood risk elsewhere. The proposed development would, therefore, be contrary to the provisions of the Cork County Development Plan 2022-2028 and the Planning System and Flood Risk Management Guidelines for Planning Authorities

(2009), would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Callear

Date: 12/02/2025