

An
Bord
Pleanála

Board Direction
BD-019221-25
ABP-320091-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/03/2025.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below / set out on the attached copy of the Inspector's report, that the planning authority be directed, as follows:

REMOVE condition number 2 (b) and

AMEND condition number 2(a) so that it shall be as follows for the reason set out.

2. (a) Prior to the commencement of development, the applicant/developer shall submit to, and agree in writing with, the planning authority, compensatory flood storage mechanisms for the displacement of flood waters in the 0.1% AEP event as a result of the development. The mitigation measures shall be adequately sized for the volume of flood storage required, taking account of the relevant allowance for climate change.

Reason: In the interest of environmental protection and to prevent additional flood risk to adjoining land.

Reasons and Considerations

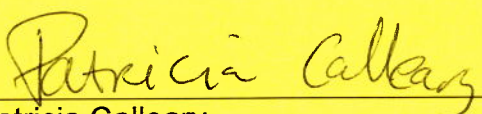
Condition number 2(a)

The wording of the original condition referred to Building number 3 which is outside of Flood Zone B. Having regard to the location of Building number 2, partially within Flood Zone B, which has the potential to reduce flood storage from fluvial flood events in the 0.1% AEP through displacement, it is considered appropriate that the impact of the proposed development on adjoining lands through loss of flood plain is assessed and mitigated against, as set out in Section 4.11 of the Strategic Flood Risk Assessment and Management Plan for the Meath County Development Plan 2021-2027 and in Section 1.6 of Appendix A of the "Planning System and Flood Risk Management Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in November, 2009.

Condition number 2(b)

Having regard to the provisions of Tables 3.1 and 3.2 of the "Planning System and Flood Risk Management Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in November, 2009, which categorises the proposed development as 'Less Vulnerable' development and considers it to be 'Appropriate' for its location in Flood Zone B, it is considered that a development management Justification Test is not required. Section 4.8.3 of the Strategic Flood Risk Assessment and Management Plan for the Meath County Development Plan 2021-2027 states that a Justification Test is not required for 'Less Vulnerable' development for Zoning Objectives E1 and E3 of the Meath County Development Plan 2021-2027, which relate to the subject site.

Board Member:


Patricia Calleary

Date: 18/03/2025