



An
Bord
Pleanála

Board Direction
BD-019657-25
ABP-320557-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/05/2025.

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

Reasons and Considerations

The proposed development, comprising the omission of Condition 10 and the associated emergency access route from the residential scheme permitted under planning authority Register Reference 23/251, would result in the removal of the emergency access from the scheme provided to serve future residents and emergency vehicles. The applicant has failed to adequately demonstrate that the main access road is sufficient to serve as the only access route to the residential scheme in design flood events, and that the emergency access route would therefore be unnecessary. As such, the proposed development would contravene materially a condition attached to an existing permission for development, would be contrary to the requirements of the Planning System and Flood Risk Management, Guidelines for Planning Authorities, 2009 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly
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Date: 15/05/2025