



An
Bord
Pleanála

Board Direction
BD-019339-25
ABP-321602-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31/03/2025.

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

Reasons and Considerations

Having regard to the location of the site directly adjacent to the Owenboy River, and within Flood Zone A area which is prone to flooding, as identified by the Cork County Development Plan 2022-2028, and on the basis of the submissions made in connection with the planning application for a highly vulnerable use as a dwelling, and appeal, the Board is not satisfied that the proposed development and provision of an engineered embankment and walls on either bank of the watercourse would be appropriate, and is not satisfied that this would not give rise to an increased risk of flooding of the site, or of property in the vicinity. The proposed development would, therefore, be contrary to the recommendations outlined in "The Planning System and Flood Risk Management Guidelines 2009" and would be prejudicial to public health and safety and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 31/03/2025