

Board Direction BD-019625-25 ABP-321661-25

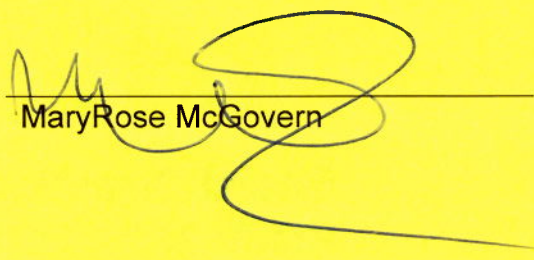
The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2025.

The Board decided on a majority of 2 to 1, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the nature of the proposed development as a 'highly vulnerable use', and the location of the site within Flood Zones A and B, with respect to coastal flood risk, in an area zoned M4 for mixed use, where residential use is 'open for consideration', and having regard to the need to apply the Development Management Justification Test, for such proposals, the Board considered that the proposed development does not meet the criteria set out in Part 1 of the Justification Test, noting that the Listowel Municipal District Plan 2020 – 2026 excludes residential uses in areas that have been identified as at risk of flooding within the town of Ballylongford. It is considered that the proposed development would represent an inappropriate form of development within an area identified as being at risk of coastal flooding, and it would be contrary to the principles of the 'The Planning System and Flood Risk Management: Guidelines for Planning Authorities' (November 2009). The proposed development would, therefore, be contrary to proper planning and sustainable development of the area.

Board Member



MaryRose McGovern

Date: 09/05/2025

