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Pleanála

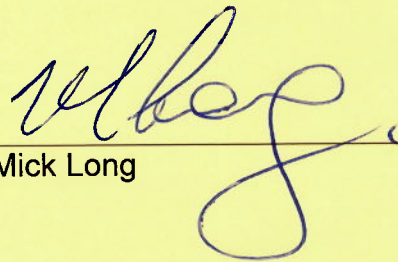
Direction
CD-020574-25
ABP-322420-25

The submissions on this file and the Inspector's report were considered at a meeting held on 02/09/2025.

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

Planning

Commissioner:


Mick Long

Date: 02/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed development site access road is partially located within Flood Zone A and Flood Zone B and is at risk of flooding in accordance with the provisions of the Flood Planning System and Flood Risk Management – Guidelines for Planning Authorities (DoEHLG/OPW, 2009). Having regard to the uncertainty in relation to the demonstrated depths of flood water along the access lane, the Commission cannot be satisfied, on the basis of the information lodged with the planning application and in response to the appeal, that the proposed development will provide safe vehicular and emergency vehicular access to the development site itself. The proposed development would, therefore, be prejudicial to public safety and would contravene

INF POL 18 – Flood Risk Management of the Meath County Development Plan 2022-2028 contrary to the proper planning and sustainable development of the area.

NOTE

The Commission further noted the urban location of the site zoned “A1 Existing Residential” and the Inspector’s references to National, Regional and Local Policy objectives relating to compact growth and increased density including Objective SH POL 2 of the Meath County Development Plan 2022-2028 to achieve compact urban forms through the utilisation of infill development. The Commission was not satisfied that the provision of one residential unit on the site would align with compact development policy but given the substantive nature of the reason for refusal of permission did not seek additional information on the matter.