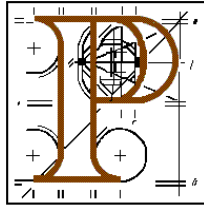


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Kildare County

Planning Register Reference Number: 16/575

An Bord Pleanála Reference Number: PL 09.247402

APPEAL by Colin Coleman of Kilion, Coolree, Dunfeirth, Johnstownbridge, Enfield, County Kildare against the decision made on the 19th day of September, 2016 by Kildare County Council to grant subject to conditions a permission to Claire Dixon care of Cross Architect and Building Surveyor of 11 An Crois, Allenwood Cross, Allenwood, Naas, County Kildare.

PROPOSED DEVELOPMENT: Development comprising (a) erection of two storey type house, (b) garage/fuel store for domestic use, (c) the installation of proprietary wastewater treatment plant with percolation area and (d) erection of recessed vehicular entrance and all associated site works at Coolree, Johnstownbridge, County Kildare.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

The site of the proposed development is located on the fringes of an area indicated as being at risk of flooding on flood risk maps prepared by the Office of Public Works. On the basis of the documentation submitted with the current application and appeal, the Board is not satisfied that there are not more suitable sites available within the applicant's ownership that are located outside the flood risk zone. Accordingly, it is considered that the proposed development by reason of flood risk at the site would materially contravene the national guidelines in relation to flooding and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted an error in the Planning Inspector's Report in that the Planning Inspector's report states that the site of the proposed development is not located on any flood risk mapping. This is incorrect. The site is located on the fringes of an area identified as being at risk of flooding on flood risk maps prepared by the Office of Public Works.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.