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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Offaly County Council**

**Planning Register Reference Number: 18/170**

**APPEAL** by David Lyons care of EndCAD of Endrim, Ferbane, County Offaly against the decision made on the 7<sup>th</sup> day of June, 2018 by Offaly County Council to refuse permission.

**Proposed Development:** Construction of a dwellinghouse, domestic garage and all ancillary site works at Clonony Beg, Shannon Harbour, County Offaly.

**Decision**

**REFUSE** permission for the above proposed development in accordance with 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 proposed development is in an area which is deemed to be at risk of flooding, as set out in the Offaly County Development Plan 2014-2020. Having regard to the provisions of the Development Plan in relation to development proposals in areas at risk of flooding, it is considered that, in the absence of adequate information relating to the risk of flooding, analysis of such risk, and appropriate mitigating measures to address any risk, the Board cannot be satisfied that the proposed development would not give rise to a risk of flooding. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**