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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Carlow County Council**

**Planning Register Reference Number: 19/408**

**APPEAL** by Fionnuala and Joseph Mitchell of Jerusalem, Carlow against the decision made on the 11<sup>th</sup> day of June, 2020 by Carlow County Council to grant subject to conditions a permission to Gwynne Thomas care of Dean Design of The Mill House, Dunleckney, Bagenalstown, County Carlow in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construct a storage shed for private use, all ancillary site works and services at New Acre, Athy Road, Carlow.

**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**

Having regard to the location of the site in an unzoned and unserved rural area on lands at risk of flooding, the nature of the proposed development which has no functional association with neighbouring land or development, and the key principles of the risk-based sequential approach to flood risk management set out in 'The Planning System and Flood Risk Management Guidelines for Planning Authorities issued by the Department of Housing, Planning and Government in November, 2009', it is considered that in the absence of any proven reason for its location in this area of open countryside, the proposed development would be inappropriately located and would, therefore, be contrary to the proper planning and sustainable development of the area

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**Stephen Bohan**

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

**Dated this            day of            2020.**