



An
Bord
Pleanála

**Board Direction
PL11.247804**

The submissions on this file and the Inspector's report were considered at a Board meeting held on July 4th 2017.

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

Reasons and Considerations

The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the application has been made in accordance with the requirements of the Planning and Development Regulations, 2001, as amended, in that the Board is not satisfied that the details and drawings submitted with the planning application accord with the requirements of article 22 and 23 of the Regulations. In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the retention and completion of the proposed development.

Note: In arriving at its decision, the Board noted the comments of the Inspector regarding the discrepancies in the submitted drawings, and the result of his inspection of the site, and also had regard to the submissions made by the appellants in this regard. In the circumstances, and having regard to the proximity of the boundary of the applicant's lands with adjoining lands, the Board could not be satisfied that the submitted drawings were accurate and properly represented the location and extent of the development for which retention is sought, nor the accuracy of the drawings showing the extent of the proposed development. The

Board also noted that the extent of lands shown to be in the ownership of the applicant differed as between the drawings submitted originally with the application and the land registry information provided of this landholding in the applicant's response to the appeal. The Board considered that, in the light of these inadequacies, it would not be appropriate to grant permission subject to conditions requiring the provision of accurate drawings, particularly having regard to the retention nature of the application.

[Please issue a copy of this Direction with the Board Order.]

Board Member

Date: 4th July 2017

Philip Jones