



An  
Bord  
Pleanála

**Board Direction**  
**BD-001217-18**  
**ABP-300744-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/09/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Planning and Development Regulations 2001, as amended, and the deficiencies in the public notices and application documentation/drawings, which do not meet the standard required by the regulations, it is considered that it would be contrary to the principles of proper planning and sustainable development to consider a grant of permission in these circumstances.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the failure to apply for retention of the unauthorised use currently occupying the site, and to adequately describe the nature and extent of the development in the public notices and application documentation/drawings, constitutes reasonable grounds for refusing the application, and ought to be addressed by way of a new application.

**Board Member**

**Date:** 28/09/2018

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John Connolly