



An  
Bord  
Pleanála

**Board Direction**  
**BD-004856-20**  
**ABP-305612-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/01/2020.

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

### **Reasons and Considerations**

Having regard to the nature and extent of the proposal, to the submissions made in connection with the planning application and the appeal and to the planning history on the site, it is evident that the overall development, which because of its scale and nature would not constitute exempted development and which does not have the benefit of any planning permission, is unauthorised. It is considered that to grant planning permission for a limited number of developments which are linked to and depend on these unauthorised developments would facilitate and consolidate these unauthorised developments, including elements which do not meet the criteria set out in the County Development Plan for a rural based enterprise band rather are considered to be developments which could be more suitably located in a settlement, and would seriously injure the residential amenities of adjoining and nearby dwellings.

It is considered, therefore, that a grant of permission in this instance would facilitate and consolidate development which does not have the benefit of planning permission and, accordingly, that it would be inappropriate for the Board to consider

the grant of a permission for the proposed development and the development for which retention is sought in such circumstances.

**Board Member**

**Date:** 06/01/2020

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Terry Ó Niadh