



An  
Bord  
Pleanála

**Board Direction**  
**BD-005131-20**  
**ABP-305633-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/02/2020.

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

### **Reasons and Considerations**

Access to the site is proposed via an existing entrance/driveway off the public road and yard, permitted under Reg. Ref: 06/2713, condition no. 3 of which required that all commercial related development shall be removed from the site and that the overall site shall be restored to domestic use only, not later than five years from the final grant of permission unless on or before that date planning permission has been granted for its retention. No such retention permission was granted and in this regard it appears that the current proposed development depends on the continued use of an entrance/driveway off the public road and yard, for which no permission exists. Accordingly, it is considered that it would be inappropriate for the Board to consider a grant of permission for the proposed development in these circumstances.

**Board Member**

**Date:** 12/02/2020

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Chris McGarry