



An
Bord
Pleanála

Board Direction
BD-008978-21
ABP-309526-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/08/2021.

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

Reasons and Considerations

Having regard to the plans and particulars provided, the Board considers that the application fails to provide adequate information with regard to the south west wall of the proposed development, particularly at first floor level, and is not satisfied that the drawings describe a structure that is capable of being implemented. It is considered that the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered notwithstanding that the issues raised with regard to the ownership of the boundary would be civil matters between the parties, it has not been demonstrated that the proposed structure is capable of being built, and therefore it is considered that it would be inappropriate for the Board to grant permission for the proposed development in such circumstances.

Board Member


Michelle Fagan

Date: 27/08/2021