



An
Bord
Pleanála

Board Direction
BD-012113-23
ABP-312204-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/05/2023.

The Board considered that the documentation submitted by the applicant did not provide adequate detail on the nature and operation of the commercial business on site to satisfy it that the use of the structure did not detract from the residential amenity of adjoining properties and activity in the wider area.

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

Reasons and Considerations

1. On review of the application documentation, the Board considers that there are significant information deficiencies in relation to; the nature and operation of the existing commercial business on site, servicing activities associated with same, and potential traffic generated. The Board is therefore not satisfied that the use of the structure would not seriously injure, the residential amenity of adjoining properties and activities in the wider area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted that the application is for the retention of buildings, the Board is not satisfied that the use itself is authorised.

Board Member

Date: 09/05/2023

Mary Henchy