

An  
Bord  
Pleanála

**Board Direction**  
**BD-014202-23**  
**ABP-314201-22**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/10/2023.

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

#### **Reasons and Considerations**

Having regard to the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

#### **Condition**

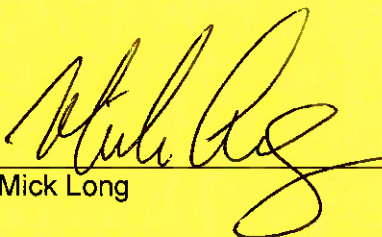
The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8<sup>th</sup> day of June, 2022, except as may otherwise be required in order to comply with this permission. Any details to be agreed with the planning authority shall be agreed in writing and the development shall be retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

In relation to the concerns raised about legal interest, the Board noted the provisions of Section 34(13) of the Planning and Development Act, as amended which provides that

'Where a person shall not be entitled solely by reason of a permission under this section to carry out any development'.

**Board Member**

  
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Mick Long

**Date:** 19/10/2023