

An
Bord
Pleanála

Board Direction
BD-018938-25
ABP-316120-23

The submissions on this file and the Inspector's report, including the addendum report, were considered at a Board meeting held on 12/02/2025.

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


Reasons and Considerations

1. The proposed development for which planning permission is sought differs materially from the existing characteristics of the appeal site and the statutory notice, in that works have already been carried out and are completed. In this regard it is considered inappropriate to grant permission in a circumstance where the statutory description of the proposed development is not consistent with the existing status of the subject site. The proposed development would, therefore, be contrary to proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to dismiss the appeal, the Board shared the concerns raised by the inspector regarding the works that have been completed on site but considered it appropriate to refuse permission rather than dismiss the appeal.

The Board noted the Inspectors assessment of the nature of the use of the building, short term v permanent accommodation, having regard to the substantive reason for refusal the Board decided not to pursue this matter.

Board Member


Mary Henchy

Date: 17/02/2025