



**An  
Bord  
Pleanála**

**Board Direction  
BD-016119-24  
ABP-317798-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/04/2024.

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

#### **Reasons and Considerations**

1. It is considered that the proposed development, if permitted, would be facilitated by existing unauthorised development on the site. In particular, the mobile home is connected to a septic tank and percolation area for which there is no evidence of a planning permission, and is accessed by an access from the adjoining road for which there is no evidence of a planning permission. In such circumstances, the Board considers that the granting of permission for the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The Board is not satisfied that the Site Layout Plans submitted with the original application to the Planning Authority on 6th March 2023, or submitted to the Planning Authority by way of Further Information on 2nd July 2023, accurately depict the extent and layout of existing development on the site.

**Board Member**

  
Liam Bergin

**Date:** 22/04/2024