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**Board Direction**  
**BD-013664-23**  
**ABP-317872-23**

The submissions on this file were considered at a Board meeting held on 11/09/2023.

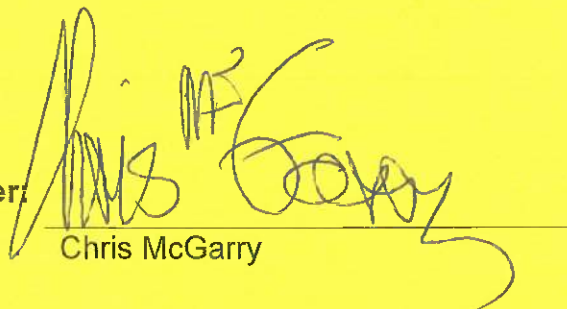
The Board decided to refuse leave to appeal based on the reasons and considerations set out below.

#### **Reasons and Considerations**

It is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission by reason of conditions imposed by the planning authority to which the grant is subject.

In reaching its determination the Board noted that condition no. 1 of the decision of the planning authority states that the development shall be carried out in its entirety in accordance with the plans, particulars and specifications received by the planning authority. Those plans and particulars record the finished floor level of the development along with clear dimensions on building height and levels. In this regard the development will not differ materially from the development as set out in the application by reason of condition no.1, as argued by the applicant for leave.

Board Member:



Chris McGarry

Date: 11/09/2023