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**Board Direction**  
**BD-017278-24**  
**ABP-318034-23**

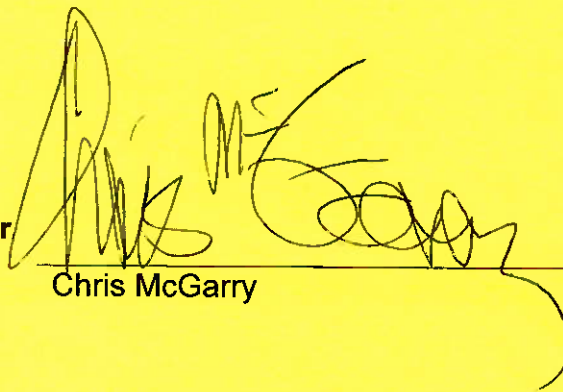
The submissions on this file and the Inspector's report were considered at Board meetings held on 07/05/2024 and 20/08/2024.

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

### **Reasons and Considerations**

On the basis of the information as submitted with the application and appeal and having regard to the Section 132 notice dated 27<sup>th</sup> June 2024 sent to the applicant and to which no response was received, the Board cannot be satisfied that all established uses and activities on site which do not form part of the current application, including a description of their authorised status, are sufficiently described and documented in the application documentation. As the use and works for which retention permission is sought are composite and inter-related to other structures and uses within the single planning unit of the site, it is considered that a full assessment of the commercial use of the development the subject of this application is not possible. In these circumstances, to grant retention permission to the application as submitted would be inappropriate, as it would be based on an assessment of only certain aspects of an overall commercial use and which may contain elements, the authorised status of which is not certain. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

A handwritten signature in black ink, appearing to read 'Chris McGarry', written over a horizontal line.

Chris McGarry

**Date:** 20/08/2024