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**Board Direction**  
**BD-016826-24**  
**ABP-318184-23**

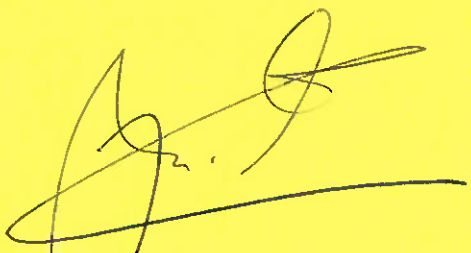
The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

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

#### **Reasons and Considerations**

Based on the information before it, the Board is not satisfied that the proposed development would not facilitate existing unauthorised use of the premises as two residential units. In these circumstances, the Board concludes that the granting of permission would facilitate the continuation of an unauthorised use of the premises contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Joe Boland

**Date:** 25/06/2024