

An  
Bord  
Pleanála

**Board Direction**

**BD-016689-24**

**ABP-318729-23**


The submissions on this file were considered at a Board meeting held on 18/06/2024.

The Board decided to dismiss this appeal under section 138(1)(b)(i) of the Planning and Development Act, 2000 based on the following reasons and considerations.

#### **Reason and Considerations**

The Board noted the express intention of the appellant that the appeal would relate solely to covenants in place and the right or otherwise of the applicant to undertake the works. The Board noted that no planning issues were raised; considered that the applicant had demonstrated sufficient interest in the land to make a planning application and noted section 34(13) of the Planning and Development Act, 2000 (as amended) which states that a person shall not be entitled solely by reason of a permission to carry out any development.

**Board Member:**

  
Stephen Brophy

**Date:** 19/06/2024