



An
Bord
Pleanála

Board Direction
BD-015950-24
ABP-319270-24

The submissions on this file were considered at a Board meeting held on 26/03/2024.

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

Reasons and Considerations

It is considered that it has been shown that -

- (i) 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 *condition number 1* imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of *condition number 1* will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

The Board noted that condition 1 imposed by the Local Authority provided that the development shall be completed in accordance with the amended plans and particulars submitted on 19th January 2024. The Board considered the changes involved in these amended plans and particulars to be material.

Board Member:



Stephen Brophy

Date: 27/03/2024