

An
Bord
Pleanála

Board Direction
BD-018851-25
ABP-319684-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2025.

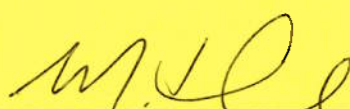
The Board decided to refuse permission for the following reason and considerations.

Reasons and Considerations

The proposed development for which planning permission is sought differs materially from the existing characteristics of the appeal site and the statutory notice, in that work and use as described in the public notices; retail use, provision of off licence subsidiary to retail use and the signage and associated works have already been carried out and the use of the property for retail purposes has commenced. In this regard it is considered inappropriate to grant permission in a circumstance where the statutory description of the proposed development is not consistent with the existing status of the subject site. The proposed development would, therefore, be contrary to proper planning and sustainable development.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the fundamental issue is the that the development the subject of this application has already been completed.

Board Member


Mary Henchy

Date: 07/02/2025