



An  
Bord  
Pleanála

**Board Direction**  
**BD-018409-24**  
**ABP-320521-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2024.

The Board decided by a majority of 2:1 to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the totality of information on the file including, in particular, the fact that the existing structures indicated on the plans submitted with the application were no longer in situ and works to amend and widen the vehicular entrance appeared to have already been carried out on the date of the Planning Inspector's site visit on the 5<sup>th</sup> day of November 2024, the Board considered that some aspects of the works for which permission is being sought have already been carried out and that the application for permission and associated drawings before the Board, being works for development proposed to be retained and completed, no longer accord with the application.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the Inspector's report and site images specifically drawing the Board's attention to the fact that some of the works requiring planning permission appeared to have already been carried out. Under the circumstances, the Board considered the nature of the works the subject of this application had significantly altered to include elements of planning retention.

**Board Member**

Mary Gurrie  
Mary Gurrie

**Date:** 11/12/2024