



An
Bord
Pleanála

Board Direction
BD-019634-25
ABP-321693-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/05/2025.

The Board decided 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 works to construct the proposed development appeared to be substantially complete on the date of the Planning Inspector's site visit on the 29th day of April 2025, 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 proposed demolition and construction, 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 and that the development as constructed appeared not to be in accordance with the drawings submitted. 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
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Date: 13/05/2025