

An  
Bord  
Pleanála

**Board Direction**  
**BD-019872-25**  
**ABP-321798-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/06/2025.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

The proposed development (including development to be retained) includes the provision of a new access and wastewater treatment plant, neither of which are referenced in the public notices. The public notices for the development (including development to be retained) are therefore inadequate. It is considered that it would be inappropriate to grant planning permission under these circumstances.

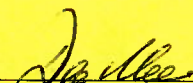
Note

The Board noted the Inspector's recommendation that as the reasons for refusal are new issues in the context of this appeal, that section 137 notices be issued to the Applicant for comment.

The Board was not satisfied on the basis of the information available to it on the file, that the applicant had evidenced the continuous presence of a dwelling on site since pre 1963, in order to proceed with an application based on 'replacement', or that they would necessarily qualify under the rural needs conditions if the application had been for a new dwelling (inclusive of entranceway/WWTP etc).

Either way, the Board is not satisfied that the substantive reason for refusal could be addressed by way of an s137 request, nor would a direction to issue a new site notice resolve the 'perceived gaps' in the history of dwellings on the site and/or the period that the applicant lived on site, or in the vicinity.

**Board Member**

  
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Declan Moore

**Date:** 09/06/2025