



An  
Bord  
Pleanála

**Board Direction**  
**BD-005125-20**  
**ABP-305347-19**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/02/2020.

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

### **Reasons and Considerations**

Having regard to the planning history of the site, the existing character and the prevailing pattern of adjoining commercial and residential development in the area, and the lack of clarity regarding the functional and commercial links between the permitted restaurant/ancillary takeaway to the rear (ABP-302577-18) of 32-36 Main Street and the proposed development comprising a seating area located at a remove from the restaurant in an under-croft area leading to the street, the board cannot be satisfied on the basis of the information on the file that the operation and servicing of the proposed development would not seriously injure the visual and residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 11/02/2020

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Maria FitzGerald