



## Board Direction

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**Ref: 09.247000**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup>, November 2016.

The Board decided to treat this case under section 139 of the Planning and Development Act, 2000. The Board also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 6 and reason, as follows

- (6) The café facility shall be operated as part of the existing service station and shall not be let, sub-let or leased as an independent area. This area including the provision of hot food/deli area shall not be operational between midnight and 6:00 am Monday to Sunday inclusive.

**Reason:** In the interests of residential amenities of property in the vicinity.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, it is considered that the extension in the permitted opening hours to facilitate the operation of the facility from 6:00 am would be marginal in terms of its impact on the established amenities of the area including the residential amenities of dwellings in the immediate vicinity of the site and would not result in serious injury to the residential amenities of the area.

Board Member: \_\_\_\_\_

Paddy Keogh

Date: 25<sup>th</sup>, November 2016