



An
Bord
Pleanála

Board Direction
PL91.247492

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 6th 2017.

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 its proximity to a significant number of dwellings, including the existing residential apartment on the first floor of the subject property, and an important protected structure immediately adjacent, and notwithstanding the zoning objective affecting the subject site, it is considered that the proposed development would materially contravene section 10.6.5.1 "Takeaway Premises" of the Limerick County Development Plan, 2010-2016, and in particular subsections (b) and (c) of this section, by reason of odour arising from the discharge of fumes directly into and adjacent to the residential properties, as well as from the management of waste activities, and would thereby prove detrimental to the amenities of the occupiers of such residential properties. Furthermore, it is considered that the proposed development, by reason of its nature and location, would result in noise and general disturbance in a residential environment that is sensitive to such activity. The proposed development would, therefore, seriously injure the amenities of the houses and depreciate the value of property in the vicinity, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 6th March 2017

Philip Jones