



An
Bord
Pleanála

Board Direction

PL21.248085

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st August 2017.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

The Board had regard to the nature of the proposed change of use from retail to a take-away restaurant, in close proximity to residential dwellings. The Board considered that the proposed development and its associated activities, would seriously injure the amenities of residential properties in the vicinity by reason of unacceptable noise, odour, and general disturbance and would therefore not be in accordance with the policy P-NC-1 of the Sligo County Development Plan 2011-2017 which seeks to protect the amenity of dwellings, businesses, community facilities and other existing developments when assessing proposals for development that is likely to generate significant levels of noise. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the protection of the residential and visual amenity was particularly important and that the proposed change of use and associated signage would detract from the overall quality of this mixed use scheme.

Board Member

Date: 9th August 2017

Maria FitzGerald