



An
Bord
Pleanála

Board Direction
PL29S.248262

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 1st 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 the location of the restaurant directly adjacent to residential properties, the Z1 zoning on the site, the guidance in Section 16.24 of the development plan for the appropriate location of restaurants, Section 14.7 for uses within transitional zones and the shopfront guidelines, it is considered that the proposed development, consisting of a restaurant, would seriously injure the residential and visual amenities of the area by reason of noise emissions and protruding canopy for outdoor seating and would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01.09.17

Paul Hyde