



An
Bord
Pleanála

Board Direction
PL28.248867

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22nd November 2017.

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the application as if it had been made to it in the first instance would not be warranted and based on the reasons and considerations set out below, directs the Council, under sub-section (1) of Section 139 of the Planning and Development Act, 2000 to **AMEND** Condition No. 3 and the reason therefore as follows:

Reasons and Considerations

Having regard to nature of the location, scale and nature of the development, it is considered that part of condition number 3 is reasonable in the interests of residential amenity and the proper planning and sustainable development of the area.

Conditions

3. The premises shall be used as a seated restaurant only and not for the sale of hot food for consumption off the premises.

The opening hours of the premises shall be between 07.30 hours and 23.00 hours Monday to Saturday and between 10:00 hours and 22:00 hours on Sundays and public holidays.

Reason: In the interest of orderly development and to protect the residential amenities of the area.

Board Member

Date: 22nd November 2017

Eugene Nixon