



An
Bord
Pleanála

Board Direction
PL29S.249233

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21st February 2018.

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 nature, layout and location of the proposed fast food unit, in particular the inadequate arrangements for ventilation of the unit, its proximity to residential units, the lack of a dedicated easily accessible bin storage area to serve the unit and the guidance in Section 16.24 of the development plan for the appropriate location of takeaways, it is considered that the proposed change of use would have a significant adverse impact on residential amenity by virtue of noise, odour and conflict with the residential use on the rest of the site. The proposed development would therefore seriously injure the amenities 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: 21st February 2018

Michelle Fagan