



An
Bord
Pleanála

Board Direction
BD-000513-18
ABP-300542-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 19th 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1 The proposed development would be located within a neighbourhood centre sited within an established residential area and in close proximity to a range of schools serving the local community in the town of Fermoy. The site is zoned 'Commercial' in the current Fermoy Development Plan where shopping, commercial, residential and community development that integrates with the existing character of the town is promoted. It is considered that the proposed amusement centre use would be incompatible with the range of neighbourhood commercial uses appropriate to this residential area by virtue of the nature of the use itself and the potential negative impacts on the local community by way of facilitating such a use within a residential area and the nuisance that would result. The proposed development would, thereby, constitute a use which would not satisfactorily integrate with the existing character of the area, would conflict with the zoning provisions for this area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2 As per PA Reason for refusal no 1.

Board Member

Date: 19/06/2018

Paul Hyde