



An  
Bord  
Pleanála

**Board Direction**  
**BD-000918-18**  
**ABP-300831-18**

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The submissions on this file (including the response received from the First Party on 06/07/2018 to the Board's section 137 notice of 18/06/2018) and the Inspector's report were considered at a Board meeting held on 14/08/2018.

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 mixed use nature of development in the vicinity of the site, which is zoned peripheral town centre and which contains a significant element of residential use, it is considered that the proposed change of use would have the potential to impact negatively on the residential amenity of the area by reason of associated noise and disturbance, and 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:** 14/08/2018

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John Connolly