



An
Bord
Pleanála

Board Direction
BD-002125-19
ABP-301208-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/01/2019.

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 of 2 no. restaurant / take-away units with drive-thru facility on a site zoned for mixed use commercial and retail development is unacceptably close to existing and proposed residential development. It is considered that the proposed uses are not a complementary use on a suitable site as required by the C2 zoning objective of the Loughrea LAP which has been extended to 2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2 It has not been demonstrated that the proposed development, in addition to the development proposed on the adjoining sites, can be safely accommodated by the existing public sewer network. The proposed development, if permitted, would therefore be prejudicial to public health.
- 3 It has not been demonstrated that the subject site can safely satisfy the car parking requirement for drive-thru restaurants without compromising the adjoining Loughrea Shopping Centre. The proposed development, if

permitted, would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 15/01/2019

John Connolly