



An
Bord
Pleanála

Board Direction
BD-002879-19
ABP-303282-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on April, 26th 2019.

The Board decided to refuse the licence generally in accordance with the Inspector's recommendation, for the reasons and considerations set out below.

REASONS AND CONSIDERATIONS

Having regard to the location of the gastropub directly adjacent to residential properties, the Z2 zoning "To protect and/or improve the amenities of residential conservation areas", the planning history (An Bord Pleanála appeal reference number 29A.LC2067, planning register reference number SF552) and the guidance in Section 9.5.8 of the Development Plan for the appropriate location of development in noise sensitive locations, it is considered that the proposed development, consisting of an outdoor seating area for 16 people, would seriously injure the residential amenities of the adjoining properties. To grant a licence would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 26/04/2019

Terry Ó Niadh