



An
Bord
Pleanála

Board Direction
BD-004736-19
ABP-304968-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/12/2019.

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 location of the proposed multi-use entertainment facility in close proximity to residential dwellings, to the frequency and hours of operation of the use, and to the lack of adequate baseline information or predicted noise levels in respect of these sensitive receptors in the application and appeal documents, it is considered that the proposed development and the development proposed for retention, notwithstanding the mitigation measures proposed in the noise assessment reports, would seriously injure the amenities of properties in the vicinity by reason of noise and general disturbance and would depreciate the value of properties in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 12/12/2019

Terry Prendergast

Note

The Board noted the Inspector's concerns that no Traffic Impact Assessment has been submitted with the application and agreed that there was a lack of clarity on the traffic impacts of the development. However, given the substantive reason for refusal above, it decided not to pursue this matter further.

The Board also the noted that no Appropriate Assessment Screening Statement had been submitted with the application and agreed with the Inspector that adequate information had not been submitted on the impact of the proposed development on nearby European Site No 000365 or European Site No 004038. However, given the substantive reason for refusal above, it decided not to pursue this matter further.

Please issue Direction with Order