



An  
Bord  
Pleanála

**Board Direction**  
**BD-007887-21**  
**ABP-308438-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/04/2021.

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

### **Reasons and Considerations**

Having regard to the stie location within the settlement boundary of the village of Eyrecourt and the established use of the premises served by the ventilation and extraction equipment as a fast food outlet, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity or the amenities of the area and, would be in accordance with the proper planning and development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars lodged with An Bord Pleanála on 6<sup>th</sup> November, 2020 except as may otherwise be required in order to comply with the following conditions. In the interests of clarity, the Board is satisfied that the proposal to relocate the vents and fuel storage to the rear (i.e. south) of the development is acceptable. Where conditions require details to be agreed with the

planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Details and specification for the ventilation and extraction system, and for the the management of odour and emissions, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the clarity and the protection of the amenities of the area.

3. The noise level shall not exceed 55 dB(A) rated sound level, as measured at the nearest dwelling. Procedures for the purpose of determining compliance with this limit shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To protect the residential amenities of property in the vicinity of the site.

**Board Member**

**Date:** 14/04/2021

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Maria FitzGerald