

**An
Bord
Pleanála**

**Board Direction
BD-014675-23
ABP-313495-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/11/2023.

The Board decided to refuse permission for the following reasons and considerations. In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the volume of restaurants and takeaways referred to in the Inspector's report and did not agree that the proposal would not result in an overconcentration of takeaways in the area. While the Board agreed with the inspector that the proposal would to a degree improve permeability for more vulnerable clients, the Board did not agree that an intensification of vehicle movements and of parking and circulation space was appropriate in this instance given the context and zoning of the site.

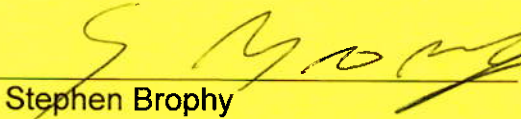
Reasons and Considerations

1. Having regard to the location of the existing filling station on a highly trafficked route, the nature of development and concentration of retail activities in the vicinity of the site including takeaway facilities and given the car dependent nature of the use, it is considered that the proposed drive thru restaurant is contrary to the Objective 11.6.2.2 of the Limerick Development Plan 2022-2-28 in relation to an excessive concentration of takeaway type developments in an area and would be contrary to the proper planning and sustainable development of the area as a whole.

2. The proposed development as outlined, including the quantum of car parking and the scale of land use given over to parking and vehicle circulation is considered to give excessive priority to car infrastructure over more sustainable transport methods and as such would be contrary to National Policy Objective 27 which is to ensure the

integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages and would thereby be contrary to National Planning Policy and sustainable development.

Board Member



Stephen Brophy

Date: 24/11/2023