

An  
Bord  
Pleanála

Board Direction

**BD-014941-24**

**ABP-314194-22**

The submissions on this file and the Inspector's report were considered at a Board meetings held on 24/11/23 and 15/12/2023.

The Board decided, by majority vote (2:1) to grant permission, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the location of the site within a village centre location, its zoning as Town Centre/Neighbourhood Centre as set out in the Cork County Development Plan 2022-2028 and to the established use as a public house, it is considered that subject to compliance with the conditions set out hereunder that the proposed development would not be prejudicial to residential amenity and, therefore, would be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that noise levels emanating from the proposed development could be satisfactorily ameliorated through adherence to specific conditions.

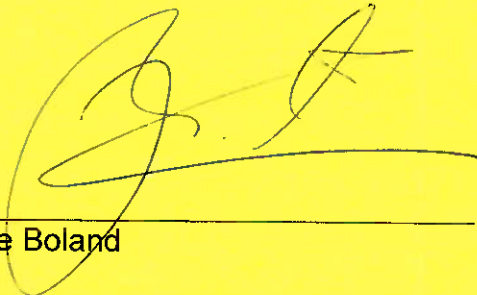
### **Conditions**

As per Planning Authority with a revised Condition 4 as follows :

No music or other amplified sound shall be emitted to the public street or broadcast until the applicant has submitted to and agreed with the planning authority a comprehensive list of all mitigation measures to achieve in full the requirements of condition 3 above.

**Reason:** To safeguard the amenities of the area, including adjoining residential amenity and in the interests of orderly development.

**Board Member**

A handwritten signature in black ink, appearing to read 'Joe Boland', is written over a horizontal line. The signature is stylized and cursive.

Joe Boland

**Date:** 01/02/2024