



An
Bord
Pleanála

**Board Direction
29A.LC.2067**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th December 2017.

The Board decided, by a 2:1 majority, to disallow the appeal, generally in accordance with the Inspector's recommendation, and to refuse the Licence, for the following reasons and considerations.

Reasons and Considerations

Having regard to the location of the gastro pub directly adjacent to residential properties, the Z2 zoning "To protect and/or improve the amenities of residential conservation areas", the planning history (29S.246669) and the guidance in Section 9.5.8 of the development plan for the appropriate location of development in noise sensitive locations, the board is not satisfied that the proposed development, consisting of an outdoor seating area for 20 people, would not 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: 7th December 2017

Conall Boland

Please issue a copy of the Direction with the Board Order.