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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Roscommon County Council**

**Planning Register Reference Number: PD/17/427**

**APPEAL** by Frances Egan of 5 Rooaun Manor, Bridge Street, Strokestown, County Roscommon against the decision made on the 24<sup>th</sup> day of January, 2018 by Roscommon County Council to grant subject to conditions a permission to Imran Hussain care of Turner Design Services of Castle View House, Castle Street, Roscommon Town, County Roscommon.

**Proposed Development** Change of use of premises from retail to a take-away food facility and erection of traditional style signage over shopfront at Church Street, Lisroyne Townland, Strokestown, County Roscommon.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the mixed use nature of development in the vicinity of the site, which is zoned peripheral town centre, as set out in zoning objective TC2 of the Strokestown Area Plan 2014-2020, and which contains a significant element of residential use, it is considered that the proposed change of use would impact negatively on the residential amenity of the area by reason of associated noise and disturbance, and would seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**