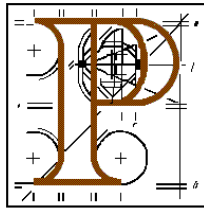


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Offaly County

Planning Register Reference Number: PL2/17/367

An Bord Pleanála Reference Number: ABP-300915-18

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Caroline Collins of Cloughatanny, Clara, County Offaly having an interest in land adjoining the land in respect of which Offaly County Council decided on the 23rd day of January, 2018 to grant subject to conditions a permission to Chenbin Wu and Yuqi Ma care of ABBD of Clonshanny, Clara, County Offaly.

PROPOSED DEVELOPMENT: Change of use from pharmacy/retail unit to new 28 seat restaurant/take-away and associated signage with replacement roof to match existing house and demolition of existing one storey extension to the rear to provide for sanitary facilities and new kitchen along with extraction facilities. permission is also sought to change the use of an existing sitting room within the existing dwelling house to provide for a new retail unit and entrance with associated signage and shop front along with all associated site development works, all at River Street, Clara, County Offaly.

DECISION

REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on 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 submissions and documents received in connection with the application for leave to appeal, and the conditions set out in the planning authority's decision, it is considered that it has not been shown that the development in respect of which a decision to grant permission has been made will differ materially from the development as set out in the application for permission, by reason of conditions imposed by the planning authority.

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

Dated this day of 2018.