

These Minutes are edited for Data Protection purposes because in effect putting them on the Internet is publishing them. An unedited paper copy is available on request.

MINUTES OF THE SPECIAL MEETING OF THE MEMBERS OF THE MUNICIPAL DISTRICT OF TRALEE HELD IN THE COUNCIL CHAMBER, ÁRAS AN CHONTAE, TRALEE ON MONDAY 17 OCTOBER, 2016.

MIONTUAIRISCÍ NA CRUINNITHE SPEISIALTA DE CHEANTAR BARDASACH THRÁ LÍ A THIONÓLADH I SEOMRA NA COMHAIRLE, ÁRAS AN CHONTAE, TRÁ LÍ, AR AN LUAN AN 17 DEIREADH FÓMHAR, 2016.

PRESENT/I LÁTHAIR

Councillors/Comhairleoirí

**P. Daly
T. O'Brien
J. Finucane**

**N. Foley
G. Spring**

**T. Ferris
T McEllistrim**

Apologies for absence received from Cllrs. S Locke and P McCarthy.

In attendance/i láthair

Mr. M Scannell	Delegated Executive for the MD of Tralee
Mr. J Foley	Meetings Administrator
Mr. M Lynch	SEE
Mr. C Lynch	EE
Ms. S Broderick	SO

The meeting commenced at 10.10am

Mayor T O'Brien informed the members that apologies for absence had been received from Cllrs. S Locke and P McCarthy.

16.10.17.01 Material Contravention - Planning Register 16/456

Mr. M Scannell briefed the members on the following report which was circulated in advance of the meeting:

Implementation of the Material Contravention Procedure under and in accordance with Section 34 of the Planning & Development Act, 2000 as amended by Section 23 of the Planning and Development (Amendment) Act, 2010 in relation to application for the following:

Planning Register No. 16/456

Name of Applicant: McDonald's Restaurants of Ireland Limited

Site Location: Manor West and Rathass, Tralee

Agent: Tom Phillips and Associates, Town Planning Consultants, 80 Harcourt St, Dublin 2

Description of proposed development as advertised in public notices:

THE DEMOLITION OF THE EXISTING SINGLE STOREY RESTAURANT (317 SQ.M.) AND REMOVAL OF THE EXISTING YARD (53 SQ.M.) AND THE PROVISION OF A NEW TWO STOREY RESTAURANT (618 SQ. M.) (PLUS AN ENCLOSED YARD MEASURING 23 SQ. M.) TO THE EAST OF THE EXISTING RESTAURANT, INCLUDING THE ANCILLARY SALE OF HOT FOOD FOR CONSUMPTION OFF THE PREMISES. THE DEVELOPMENT WILL ALSO CONSIST OF: THE PROVISION OF AN ADDITIONAL 23 NO. CAR PARKING SPACES, THE PARTIAL REARRANGEMENT OF THE EXISTING CAR PARK INCLUDING THE PROVISION OF PEDESTRIAN CROSSINGS AND FOOTPATHS; PEDESTRIAN ACCESS OFF THE R875; BICYCLE PARKING; LIGHTING; SIGNAGE (ELEVATIONAL AND FREESTANDING) AND FREESTANDING STRUCTURES FOR THE DRIVE- THRU RESTAURANT INCLUDING A HEIGHT RESTRICTOR AND CUSTOMER ORDER POINTS WITH CANOPIES; OUTDOOR SEATING AREAS WITH ASSOCIATED FENCE AND LIGHTING; PLANT; LANDSCAPING; BOUNDARY TREATMENTS AND ALL ASSOCIATED SITE WORKS ABOVE AND BELOW GROUND

Date application lodged: 13/05/2016

Further information received: 19/08/2016

Material Contravention Procedure initiated with publication of prescribed notice in Irish Examiner newspaper on 24/08/2016.

Decision due date: 18/10/2016

Proposal

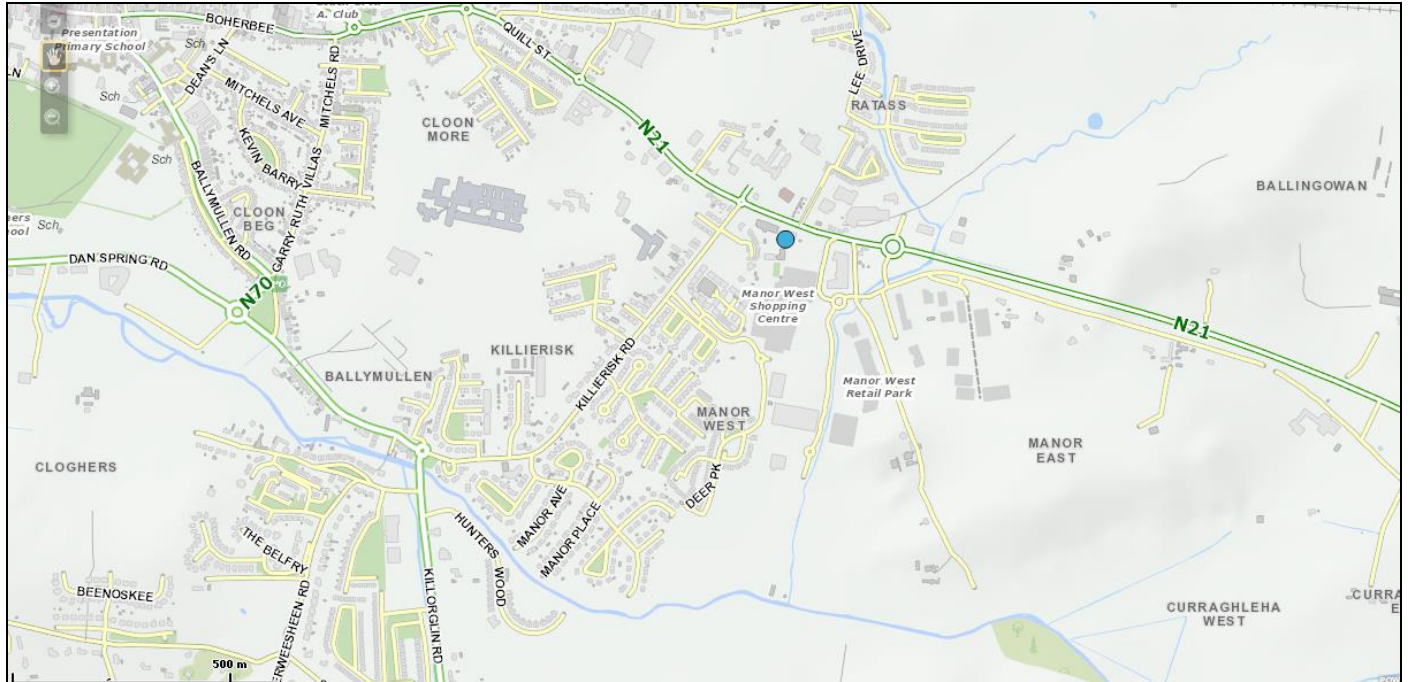
The proposed development may be summarised as follows:

It is proposed to demolish an existing single-storey McDonalds restaurant (floor area 317 sq metres) and erect a new 2-storey restaurant (floor area 618 sq metres) to the east. 23 additional car parking spaces are proposed as well as partial rearrangement of the existing car park including the provision of pedestrian crossings and footpaths, pedestrian access from R875 Regional Road, bicycle parking, lighting, signage and structures associated with drive through service, outdoor seating, plant, landscaping, boundary treatments and associated site works.

Description of Site and Surroundings

The application site is located to the west of Tralee town centre. The existing premises to be demolished is part of a neighbourhood centre development with commercial uses including retail, filling station, restaurant, barbers shop and betting office. The application site extends to the east of the existing McDonald's Restaurant into an area that is undeveloped but in use for

parking. The site fronts onto the R875 Regional Road to the north, the neighbourhood centre is to the west, an unsurfaced car parking area is to the south and the Manor West Hotel is to the east of the site.





View from south-west of existing single-storey restaurant to be demolished



View of existing development from the adjoining public road



View of ancillary structures to the east of the existing restaurant



View of application site from the east