



An  
Bord  
Pleanála

**Board Direction**  
**PL08.247423**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on January 30<sup>th</sup> 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the existing and permitted retail development of the subject site, to the zoning objectives for the site as set out in the current development plan for the area, and to the nature and limited scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of property in the vicinity, would not adversely impact on the vitality and viability of the settlement of Ardfert, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The area and extent of the proposed office-licence shall be restricted to the area outlined in the plans and particulars lodged with the application on the 5<sup>th</sup> day of August 2016, and shall not be expanded, nor relocated elsewhere within the overall retail area, without a separate grant of planning permission.

**Reason:** In order to regulate the use of the development hereby permitted.

3. Apart from the change of use hereby permitted, the overall development shall be carried out and completed in accordance with the terms and conditions of planning permission register reference 15/406.

**Reason:** In the interest of proper development.

**Board Member**

**Date:** 30<sup>th</sup> January 2017

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Philip Jones