



An
Bord
Pleanála

Board Direction
PL29N.248336

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15th September 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 “Z5 – City Centre” zoning objective applicable to the site, to the existing and permitted pattern of development in the area and to the limited scale of the use for the purposes of an off-licence within the overall footprint of the retail unit, the Board considers that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the Development Plan, would not seriously injure the residential amenities of the area, and would not lead to an over-concentration of off-licence uses having regard to the demographic profile of the area and location of the site. 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. (a) No advertising of the sale of alcohol products shall occur on the front elevation of the shop and no advertising or display of alcohol products shall occur in the shop window or adjacent to the public entrance to the shop.

(b) The subsidiary alcohol sales area shall be limited to the area shown on the Floor Plan Licence Area drawing submitted with the planning application.

Reason: In order to comply with Development Plan guidelines.

3. The development shall otherwise comply with the conditions granted by An Bord Pleanála under appeal reference number PL29N.247008, save as amended by this permission.

Reason: In the interest clarity.

**Board
Member**

Date: 15th September 2017

Eugene Nixon