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Bord  
Pleanála

**Board Direction**  
**PL29N.249332**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 8<sup>th</sup> March 2018.

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 zoning objective applicable to the site, to the existing pattern of development in the area, the planning history of the site (which includes an off-licence area) and to the limited scale of the relocated part off-licence within the overall footprint of the retail unit, it is considered that, subject to compliance with the conditions set out below, the proposed development would not conflict 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. 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.  
Where such conditions require details to be agreed with the planning

authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. (a) The display area for alcohol products shall be limited to the area indicated on the submitted drawings.
- (b) Notwithstanding exempted development provisions of the Planning and Development Regulations 2001-17 (as amended) there shall be no advertising of the sale of alcohol products on the façade/frontage of the premises.
- (c) There shall be no display of alcohol products or advertising of the sale of alcohol products on or near both the entrance and/or windows.

**Reason:** In the interests of visual amenity and proper planning.

**Board Member**

**Date:** 8<sup>th</sup> March 2018

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Michelle Fagan