



An  
Bord  
Pleanála

**Board Direction**  
**BD-001992-18**  
**ABP-302476-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 limited size of space within the interior of the existing convenience store which is to be allocated to the proposed off-license use and to the site location within the village of Cooraclare, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would 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 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. The off-license use which shall not exceed ten square metres in total floor area shall be confined to the dedicated space within the interior of the existing convenience store, shown on the floor plan lodged with the planning authority. The off-license use shall not be operated separately or independently from or, outside the hours of opening of, the main convenience store use and not after 10.00 pm at night.

**Reason:** In the interest of clarity, and the amenities of the area

**Board Member**

**Date:** 17/12/2018

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Stephen Bohan