



An  
Bord  
Pleanála

**Board Direction**  
**BD-002515-19**  
**ABP-302867-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/03/2019.

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 location of the development within the university campus, the use of the previous convenience store for the sale of wine, and the ancillary nature and small scale of the proposal, it is considered that the proposed development would not result in an overconcentration of off-licence/part off-licenses facilities in the area, would not be contrary to the provisions of the development plan and would, therefore, 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, as amended by the further plans and particulars lodged with the planning authority on the 7th day of September, 2018 or 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 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 interests of clarity.

2. The display area for alcohol products shall be limited to the area of the store outlined as 'designated off-licence' on Drawing Ref 2400 Rev P-00 submitted to the planning authority on the 7<sup>th</sup> day of September, 2018.

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

3. No advertising of the sale of alcohol products shall be displayed on the external façade or windows or on, or, near the main entrance.

**Reason:** To ensure a satisfactory standard of development.

**Board Member**

**Date:** 07/03/2019

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Terry Prendergast