



An
Bord
Pleanála

Board Direction
BD-007077-20
ABP-307704-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/12/2020.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2016-2022, and to the city centre location in a cluster of cultural, retail and tourist importance, the Board noted the content of the submissions made as part of the application and appeal, and accepted that the proposal was not an off-licence in the ordinary sense of the word but rather a bespoke high end retail, cultural and tourist experience. The Board considered that it represented a distinct social and cultural experience of merit, and that a compelling case had been demonstrated in this particular instance. The Board was satisfied that the proposed development would not be in conflict with the policies and objectives of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board was satisfied that the proposed development (a high-end retail proposal) differed significantly from the typical or average off licence offering in the area and therefore that it did not represent an increase in the proliferation of off-licence and part off-licence uses in the general area and was bespoke in character, with only one similar offering in the Temple Bar area..

The Board further considered and was satisfied that a compelling case has been made by the applicant for the proposed whiskey shop and tasting room at this vacant underutilised unit. Therefore, the proposed development would not be in material conflict with the provisions of the Policy RD5 and Section 16.28 of the Dublin City Development Plan 2016-2022 as it relates to the management and control of off-licences or part off-licences. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

- 1 Plans and partics
- 2 Materials and finishes.
- 3 CMP
- 4 IW Condition
- 5 S 48 unspecified

Board Member

Date: 08/12/2020

Paul Hyde