

An  
Bord  
Pleanála

**Board Direction**  
**BD-009046-21**  
**ABP-310590-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/09/2021.

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 RES land use zoning objective for the site within which off licence is open for consideration, the established fuel filling station use on the site, the pattern of development in the vicinity 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 considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the current development plan for the area, would not seriously injure the residential amenities of the area, and would not lead to an over-concentration of off-licence uses in the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

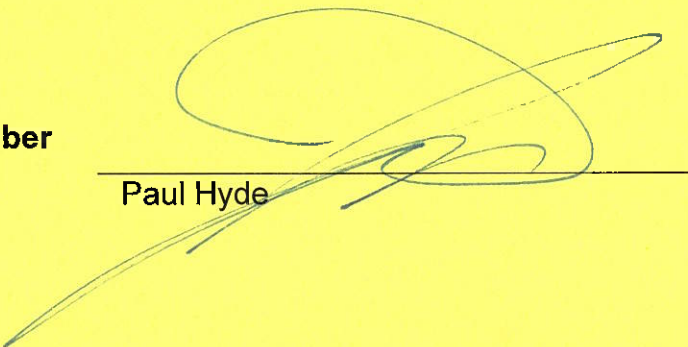
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer 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) No advertising of the sale of alcohol products shall occur on the front elevation of the shop or within or on the boundaries of the filling station forecourt.  
(b) The alcohol sales area shall be limited to the area shown on the Proposed Floor Layout Plan submitted with the planning application.

**Reason:** In the interest of clarity and the visual amenities of the area.

**Board Member**



Paul Hyde

**Date:** 08/09/2021