



An  
Bord  
Pleanála

**Board Direction**  
**BD-011752-23**  
**ABP-311763-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/02/2023.

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 zoning of the site as set out in the South Dublin County Council Development Plan 2022 – 2028 and the objectives for the area as set out in Ballycullen / Oldcourt Local Area Plan 2014 (as extended); the planning history of the site and the nature and scale of development proposed which relates only to amendments to the previously permitted development on site, 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 or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 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. |
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	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted, under planning register reference number SD19A/0345, as amended under planning register references SD20A/0322, SD21A/0071 and SD22A/0004 and any agreements entered into thereunder.</p> <p><b>Reason:</b> In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions</p>
3.	<p>The display area for alcohol products shall be limited to the area indicated on the drawings submitted, unless otherwise agreed with the Planning Authority.</p> <p><b>Reason:</b> In the interests of clarity and proper planning and development</p>
4.	<p>Prior to the commence of development on foot of this grant of planning permission, the applicant / developer shall submit to and for the written agreement of planning authority detailed design proposals for the 2no signage zones proposed at the north-east elevation of the permitted retail unit.</p> <p><b>Reason:</b> In the interest of visual amenity and proper planning and development</p>

**Board Member**



**Date:** 07/02/2023

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Peter Mullan

