



An
Bord
Pleanála

Board Direction
BD-010472-22
ABP-312586

The submissions on this file and the Inspector's report were considered at a Board meeting held on 6th April 2022.

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

Reasons and Considerations

Having regard to the nature and scale of the proposed off-licence which would be ancillary to an existing retail use and to the pattern of development in the area, it is considered that the proposed development would not give rise to an overconcentration of similar uses in this area, would not undermine the objectives of the Capel Street Architectural Conservation Area, would accord with the provisions of the Dublin City Development Plan 2016 – 2022 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 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 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. This permission excludes the existing projecting sign on the front elevation.

Reason: In the interest of clarity.

3. The off-licence area shall not exceed 10% of the trading area of the existing retail unit.

Reason: To comply with the provisions of the development plan.

4. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Board Member

Maria FitzGerald
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Date:

7th April 2022