

An  
Bord  
Pleanála

**Board Direction**  
**BD-018547-24**  
**ABP-319041-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/12/2024.

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 grounds of appeal, the applicant's response, the "LC" (Local Centre) zoning, and the relevant policy framework provided by the Fingal Development Plan 2023-2029, it is considered that the proposed change of use of part of the retail floor area (approximately 78 sqm) to ancillary off-licence use would not result in an oversupply of off-licence floor area within this Level 5 centre, would in terms of the operation of off-licence sales demonstrate appropriate controls and operation procedures, would be consistent with Section 7.5.5 (Retail Hierarchy including provision for Level 5 centres), including Objective EE105 of the Fingal Development Plan 2023-2029 and would, subject to the conditions set out below, be consistent with the proper planning and sustainable development of the area.

## Conditions

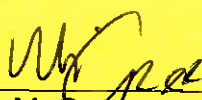
1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer 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. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

**Board Member**

  
Liam McGree

**Date:** 20/12/2024