



An
Bord
Pleanála

Board Direction
BD-017539-24
ABP-319167-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/09/2024.

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 response, the “village centre” zoning objective, which provides for “office licence” as a use acceptable in principle, and the relevant policy framework provided by the South Dublin County Council Development Plan 2022-2028, it is considered that the development, subject to compliance with the condition set out below, for a change of use from retail floor area to off-licence sales area, comprising circa 63.61 square metres of the ground floor of a larger authorised retail unit, would be ancillary and complimentary to the substantive retail use as a supermarket, would not represent an excessive concentration of off-licence land use within the immediate vicinity, would in terms of commercial activity demonstrate appropriate controls and operation procedures, would be consistent with Section 9.7 (betting Shops/off-licences) and Section 12.9.5 (Retail Development) (ii) ‘Restrictions on Use’ of the South Dublin County Council Development Plan 2022-2028 and, therefore, 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, and the further plans and particulars received by An Bord Pleanála on the 28th day of March 2024.

Reason: In the interest of clarity.

Board Member


Liam McGree

Date: 23/09/2024