



An
Coimisiún
Pleanála

Direction
CD-020751-25
ABP-322698-25

The submissions on this file and the Inspector's report were considered at meetings held on 15/07/2025 and 19/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Mary Gurrie
Mary Gurrie

Date: 23/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the relevant provisions of the Limerick County Development Plan 2022-2028, the land use zoning objective for the site, within which retail convenience of less than 1,800 square metres net floor area is open for consideration, and which includes for off-licence use, the established retail use of the site, the pattern of development in the vicinity, and the limited scale of the proposed use for the purposes of an off-licence ancillary to the overall footprint of the existing retail unit, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the provisions of the

development plan, would not seriously injure the amenities of the area, and would not result in an over-concentration of off-licence uses in the existing district centre. The proposed development, would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed 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 (eastern) elevation of the existing shop or on the internal windows of the Tesco retail shop, or within or on the boundaries of the District Centre site.
 - (b) The alcohol sales area shall be limited to the area as shown on drawing reference number PL.101 submitted with the planning application.

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