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Coimisiún  
Pleanála

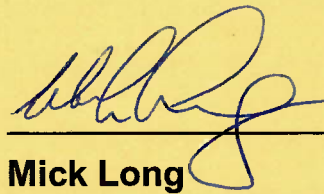
**Commission Direction**  
**CD-000538**  
**PL-500159-DN**

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The submissions on this file and the Inspector's report were considered at a meeting held on 07 May 2026.

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

**Planning Commissioner:**



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**Mick Long**

**Date:**

**8<sup>th</sup> day of May 2026**

**Reasons and Considerations:**

Having regard to the 'Z3' (Neighborhood Centres) zoning objective as set out in the Dublin City Development Plan 2022-2028, the associated policy provision of the Development Plan relating to 'Neighborhood Centres' namely, Policy CCUV25 (Neighborhood Centres / Local Shopping), Policy CCUV27 (Provision of Convenience Retail) and Policy CCUV28 (Provision of Retail Services), and the location of the subject site within an established built-up urban area, it is

considered that subject to compliance with conditions below, the development to be retained would not seriously injure the residential amenity of the area, would not lead to an over-concentration or over-proliferation of convenience retail in the area, would not seriously impact on traffic or pedestrian safety or injure the residential amenities of adjacent residents or property in the vicinity. The subject development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application on 08/07/2025, 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 and the development shall be retained in accordance with the agreed particulars.

**Reason: In the interest of clarity.**

2. Revised plans shall be submitted to and agreed with the Planning Authority with the following amendments
  - (a) The "Off Licence" sign illustrated on Drawing PL004 lodged with the application on 08/07/2025 shall be removed and replaced with a plain shop front fascia to match the existing signage.

(b) The off licence section of the development shall be located as proposed on Drawing PL004 lodged with the application on 08/07/2025.

(c) The glazing to the exterior of the shop containing the Off Licence area shall be fitted with permanent opaque glazing.

**Reason: In the interest of residential amenity and clarity.**

3. Apart from the signage permitted in this permission, no advertising signs (including any signs installed to be visible through the windows) advertisement structures, banners, canopies, flags, or other projecting element shall be displayed or erected on the premises or within the curtilage of the building, or attached to the glazing without the prior grant of planning permission. No display of goods or materials or advertising boards shall take place on the adjoining footpaths. No external roller shutters or their housings, awnings, canopies or grills, shall be erected without a prior grant of planning permission.

**Reason: In order to prevent advertising clutter and in the interest of visual amenity.**

4. A plan containing details for the management and safe disposal of all waste (and, in particular, recyclable materials) within the subject development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, and for the ongoing operation of these

facilities, shall be prepared for the Local Authority within three months of permission being approved and shall be placed on the file and retained as part of the public record.

**Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.**

5. The applicant/developer shall comply with the planning authority requirements for drainage, traffic, noise and air pollution.

**Reason: To ensure a satisfactory standard of development.**