



An  
Bord  
Pleanála

## Board Order PL 29N.248336

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council.**

**Planning Register Reference Number: 2140/17.**

**Appeal** by Conor Egan of 43 Kirwan Street, Dublin and by Pat Coyne of 7 Arran Street East, Mary's Abbey, Dublin and by GSA Developments (Ireland) Limited care of Tony Bamford Planning of 127 Lower Baggot Street, Dublin against the decision made on the 23<sup>rd</sup> day of March, 2017 by Dublin City Council to grant subject to conditions a permission to the said GSA Developments (Ireland) Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development of a part off-licence sales area within the ground floor discount supermarket granted under planning permission An Bord Pleanála appeal reference number PL 29N.247008 (planning register reference number 2858/16). The application will include any works to accommodate the off-licence area within the above permitted development, all at numbers 3-7 and numbers 9-11 Grangegorman Lower and The Yard and buildings to the rear thereof, and numbers 1 and 2 Blake Villas, Grangegorman Lower and numbers 8 and 8a Grangegorman Lower and those lands known as 22-27 North Brunswick Street, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the “Z5 – City Centre” zoning objective applicable to the site, to the existing pattern of development in the area and to the limited scale of the use for the purposes of an off-licence within the overall footprint of the 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 current development plan for the area, would not seriously injure the residential amenities of the area, and would not lead to an over-concentration of off-licence uses having regard to the demographic profile of the area and location of the site. The proposed development would, therefore, 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.
  - (a) No advertising of the sale of alcohol products shall occur on the front elevation of the shop and no advertising or display of alcohol products shall occur in the shop window or adjacent to the public entrance to the shop.
  - (b) The subsidiary alcohol sales area shall be limited to the area shown on the Floor Plan Licence Area drawing submitted with the planning application.

**Reason:** In order to comply with development plan guidelines.

3. The development shall otherwise comply with the conditions attached to the permission granted by An Bord Pleanála under appeal reference number PL 29N.247008, except as amended to conform with the provisions indicated in the plans lodged in connection with this application and with the conditions attached to this permission.

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

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this       day of                               2017**