



An  
Bord  
Pleanála

**Board Order  
PL06S.248480**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD17A/0051**

**Appeal** by Karl Smith Retail Limited care or Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 18<sup>th</sup> day of April, 2017 by South Dublin County Council to grant subject to conditions a permission to Karl Smith Retail Limited care of Kenny Kane Associates of Oak Hollow Studio, Upper Glenageary Road, Glenageary, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Part off-licence use at existing Mace shop at Unit 4 Russell Square Shopping Centre, Sundale Park, with frontage also on to Fortunestown Lane, Jobstown, Tallaght, 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 'LC' zoning designation for the area and the nature and small scale of the proposed development, and its location within a significantly larger food store, it is considered that, subject to compliance with the conditions set out below, the proposed change of use of part of the existing shop to off-licence would be in accordance with the zoning objective and policies of the planning authority as set out in the South Dublin County Council Development Plan 2016-2022, would not detract from the vitality and viability of this shopping area and would not seriously injure the residential amenities of the area. 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.

