



Planning and Development Acts 2000 to 2018

Planning Authority: Clare County Council

Planning Register Reference Number: P18/494

Appeal by Anne Turbridy of Cooraclare Village, Kilrush, County Clare against the decision made on the 10th day of August, 2018 by Clare County Council to grant subject to conditions permission to Lamikado Limited care of McKenna Consulting Engineers of Bank Place, Miltown Malbay, County Clare in accordance with plans and particulars lodged with the said Council:

Proposed Development: The provision of an off-licence for the sale of intoxication liquor for consumption off the premises at Kilmacduane West, Cooraclare, County Clare.

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 limited size of space within the interior of the existing convenience store which is to be allocated to the proposed off-license use and to the site location within the village of Cooraclare, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and 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 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. The off-license use, which shall not exceed 10 square metres in total floor area, shall be confined to the dedicated space within the interior of the existing convenience store as shown on the floor plan lodged with the planning application. The off-license use shall not operate separately or independently from or, outside the hours of opening of, the main convenience store use and shall not operate after 2200 hours.

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

Stephen Bohan

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

Dated this day of 2019.