



An  
Bord  
Pleanála

**Board Order**  
**ABP-319167-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD23A/0316**

**Appeal** by Gerard Stockil, voluntary secretary, on Behalf of Tallaght Community Council care of 52 Bancroft Park, Tallaght, Dublin against the decision made on the 31<sup>st</sup> day of January, 2024 by South Dublin County Council to grant, subject to conditions, a permission to Tesco Ireland care of RMLA Planning Consultants of Unit 3B, Santry Avenue Industrial Estate, Santry Avenue, Santry, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Provision of an ancillary off-license sales area of circa 63.61 square metres in the ground floor retail unit, at Retail Unit 1, Block C, New Bancroft Centre, Greenhills Road, 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 condition set out below.**

## **Reasons and Considerations**

Having regard to the grounds of appeal, the applicant response, the "village centre" zoning objective, which provides for "office licence" as a use acceptable in principle, and the relevant policy framework provided by the South Dublin County Council Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the condition set out below, for a change of use from retail floor area to off-licence sales area, comprising circa 63.61 square metres of the ground floor of a larger authorised retail unit, would be ancillary and complimentary to the substantive retail use as a supermarket, would not represent an excessive concentration of off-licence land use within the immediate vicinity, would in terms of commercial activity demonstrate appropriate controls and operation procedures, and would be consistent with Section 9.7 (betting shops/off-licences) and Section 12.9.5 (retail development) (ii) 'Restrictions on Use' of the South Dublin County Council Development Plan 2022-2028. 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, and the further plans and particulars received by An Bord Pleanála on the 28<sup>th</sup> day of March 2024.

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



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Liam McGree

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

Dated this 24 day of SEPTEMBER 2024.