



An
Bord
Pleanála

Board Direction
BD-006101-20
ABP-306795-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/07/2020.

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

Reasons and Considerations

Having regard to the existing established convenience shop located on site, the planning history of the subject site, the pattern of development in the area and to the ancillary nature of the proposed off-licence use, 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 or of property in the vicinity, would not be contrary to the policies and objectives of the Meath County Development Plan 2013 – 2019 and to the Navan Development Plan 2009-2015 (as extended) or to the Guidelines for Planning Authorities Retail Planning (2012). 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 as amended by the further plans and particulars submitted on the 15th day of January 2020 and by the further plans and particulars received by An Bord Pleanála on the 3rd day of

April 2020, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to a maximum of 19sq.m of ancillary off-licence sales area (as specified in the lodged documentation), within the convenience outlet, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of residential property in the vicinity.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Board Member

Date: 16/07/2020

Dave Walsh