



An  
Bord  
Pleanála

**Board Direction**  
**BD-010096-22**  
**ABP-310840-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/02/2022.

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 provisions of the Meath County Development Plan 2021-2027, to the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012 and having regard to the planning history of the site which includes permission for approximately 896sqm of retail floor space, the nature, scale, design and location of the proposed development on an 'Edge of Centre' site in an area zoned for 'mixed use' and within the Master Plan 2 land under the said County Development Plan, 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 significantly impact on the vitality and viability of the core retail area of Navan and would be acceptable in terms of traffic safety and convenience. 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 30<sup>th</sup> day of April 2021 and 24<sup>th</sup> day of May 2021, 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. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 12<sup>th</sup> day of August 2020, 2015 under planning register reference number NA/200033, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions

Board Member

  
Michelle Fagan

Date: 24/02/2022

Note 1: In not including the Inspector's recommended conditions 3, 4, 5 and 6, the Board had regard to condition 2 which requires compliance with the terms and conditions of planning register reference number NA/200033 and considered that these recommended conditions were included.

Note 2: Condition number 7 which requires a Section 48 development contribution is not applicable in this case as there is no increase of area, change of use or intensification of use, that would warrant a financial contribution under the relevant development contribution scheme.