

An
Bord
Pleanála

Board Direction
BD-013829-23
ABP-313574-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/09/2023.

The Board decided to grant permission, 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, and the specific characteristics of the site and surrounds, it is considered that, subject to compliance with the conditions set out below, the development to be retained would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in design terms and would constitute an acceptable form of development at this location. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the inspector's recommendation to refuse permission, and having regard to the Local Authority's view, the Board considered that the conversion of the retail unit to a use that is identified in the County Development Plan as 'open for consideration' would not in this instance represent a material contravention of the plan. In coming to this conclusion the Board had regard to Section 11.6.6 of the Development Plan and the Retail Planning Guidelines 2012, and the board considered that a Motor Showroom is not a class of use that should appropriately be directed to town centres and considered that this development would be complimentary to adjoining and neighbouring land uses already present within the retail park. The board considered that, subject to the conditions set out below, the

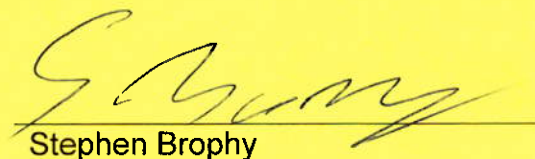
proposed development would not seriously injure the amenity of the area, nor detract from the sustainability of nearby urban centres, and would otherwise be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>The development shall comply 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 and the development shall be completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>No vehicle storage or display associated with this development is to take place outside of the development, and the car park of the retail park is not to be used for these purposes.</p> <p>Reason: In the interest of proper planning and sustainable development of the area.</p>
3.	<p>Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, the site shall not be converted to retail or other use unless authorised by a further grant of planning permission.</p> <p>Reason: In the interests of proper planning and sustainable development of the area.</p>
4.	<p>Drainage arrangements, including the disposal of surface water, shall comply with the requirements of the Planning Authority for such works and services.</p> <p>Reason: In the interest of public health.</p>

5.	<p>The developer shall enter into water and wastewater connection agreement(s) with Irish Water, if required. The Applicant shall be required to adhere to the standards and conditions set out in that agreement.</p> <p>Reason: In the interest of public health.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member


Stephen Brophy

Date: 31/10/2023

