

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Meath County

Planning Register Reference Number: NA/160777

An Bord Pleanála Reference Number: PL 17.247370

APPEAL by Diamond Cinemas Limited of Shopping Centre, Navan, County Meath and by others against the decision made on the 8th day of September, 2016 by Meath County Council to grant subject to conditions a permission to Targeted Investment Opportunities ICAV care of Downey Planning of 1 Westland Square, Pearse Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Provision of a mezzanine floor of 773.5 square metres, associated staircores and ancillary staff area within this retail warehouse unit, resulting in a unit with a total gross floor area of 1,701.5 square metres. The removal of the existing roller door and this ope to be blocked at the rear of the unit. All at Unit 10, Navan Retail Park, Athboy Road, Navan, County Meath.

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 zoning of the site as set out in the Navan Development Plan 2009-2015, to applicable retail policies, to the planning history pertaining to Unit Number 10 and the wider retail warehouse park and to the nature and scale of the proposed development, 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 be acceptable in terms of traffic safety and convenience and would not adversely affect the commercial vitality and viability of Navan town. 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, 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. The range of goods to be sold in the enlarged unit shall be limited solely to bulky goods as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in April, 2012.

Reason: In order to prevent an adverse impact on the viability and vitality of the established retailing facilities within this area, and so as not to undermine the retail hierarchy of Navan town.

3. No advertisement or advertisement structure, the exhibition or erection of which would otherwise constitute exempted development under the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, shall be displayed or erected on the building or within the curtilage of the site unless authorised by a further grant of planning permission.

Reason: In the interest of visual amenity.

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

Dated this day of 2017.