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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Meath County Council**

**Planning Register Reference Number: NA/170664**

**Appeal** by Tempside Limited care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 13<sup>th</sup> day of December, 2017 by Meath County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Development comprising part off-licence use ancillary to the main retail use at the existing Polonez retail premises at Unit 2, Abbey House, Abbey Road, Navan, County Meath (as amended by the further public notice received by the planning authority on the 17th day of November, 2017 which included significant further information).

**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 location of the site within an area zoned with the objective B1 as set out in the current Navan Development Plan which seeks to protect, provide for and/or improve town centres facilities and uses, it is considered that the size and scale of the proposed off-licence use which is ancillary to the main retail use within the existing supermarket, would not, subject to compliance with the conditions set out below, seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health 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 received on the 15<sup>th</sup> day of August 2017, 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. No advertisement or advertisement structure shall be erected or displayed on the building in such a manner as to be visible from outside the building unless authorised by a further grant of planning permission.

**Reason:** In the interest of visual amenity.

3. No alteration to the opening hours of the existing supermarket on site shall occur without a prior grant of planning permission.

**Reason:** In the interest of orderly development.

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**Terry Ó Niadh**

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

**Dated this            day of            2018.**