



Planning and Development Acts 2000 to 2018

Planning Authority: Meath County Council

Planning Register Reference Number: NA/180489

Appeal by Niamh White of Apartment 58 Seascape, Clontarf, Dublin against the decision made on the 5th day of July, 2018 by Meath County Council to grant subject to conditions a permission to Melcorpo Commercial Properties Unlimited care of Oppermann Associates of Unit D1, The Steelworks, Foley Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Elevational changes to existing main entrance on Metges Lane comprising new illuminated signage, new ground floor glazed facade, overcladding part façade to height to match adjoining property, (ii) increase in floor area to existing entrance foyer on Metges Lane by 35 square metres, (iii) elevational changes with new illuminated signage and canopy to cinema entrance within Navan Shopping Centre Blue Car Park, (iv) change of use of existing vacant ground floor units numbers 1, 2, 3, 4 and 5 on Metges Lane to proposed new cinema ancillary use, (v) amalgamation of existing vacant shop units numbers 3 and 4 to form enlarged area for proposed new ancillary cinema use, (vi) signage to glazing vacant shop units numbers 1, 2, 3, 4 and 5, (vii) elevational changes to proposed new fire escape door to lobby

to cinema screen number 1 exiting onto Metges Lane and (viii) change of use of existing vacant first floor office suites numbers 1, 2, 3 and 4 to proposed new ancillary cinema use, all at Diamond Digital Cinemas, Metges Lane, Kennedy 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 area for town centre uses in the current Navan Development Plan, the town centre location of the site, the existing and permitted use of the premises and to the nature of existing land uses in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to a need for additional car parking facilities not available in the area and would, therefore, not be contrary to 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 condition.

Reason: In the interest of clarity and to ensure that the development is carried out in accordance with the plans and particulars submitted with the application.

2. Details of all external signs and external lighting shall be submitted to and agreed in writing with the planning authority prior to such signs or lighting being erected. The signs and lighting to be erected shall be in accordance with the agreed details.

Reason: In the interest of visual amenity.

Paul Hyde

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

Dated this day of 2019.