



Planning and Development Acts 2000 to 2019

Planning Authority: Meath County Council

Planning Register Reference Number: NA/191325

Appeal by Ben Dalton care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin and by Anthony O'Connor of 110 Meadow Bank Hill, Ratoath, County Meath against the decision made on the 7th day of February, 2020 by Meath County Council to grant subject to conditions a permission to Farrelly's Supermarket Limited care of Keenan Lynch Architects of 4 Herbert Place, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The change of use of the existing retail unit (O/A Area 275 square metres) to retail use with ancillary off-licence sales area (19 square metres), all at Number 8 Abbeylands Crescent, Abbeylands, 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 existing established convenience shop located on site, the planning history of the subject site, the pattern of development in the area and the ancillary nature of the proposed off-licence use, 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 be contrary to the policies and objectives of the Meath County Development Plan 2013 – 2019, the Navan Development Plan 2009 - 2015 (as extended) or to the 'Retail Planning Guidelines for Planning Authorities' issued by the Department of the Environment, Community and Local Government in April 2012. 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 15th day of January, 2020 and by the further plans and particulars received by An Bord Pleanála on the 3rd day of April, 2020, 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to a maximum of 19 square metres of ancillary off-licence sales area (as specified in the lodged documentation), within the convenience outlet, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of residential property in the vicinity.

3. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no advertisement signs (including any signs installed to be visible through the windows), advertisement structures, banners, canopies, flags, or other projecting elements shall be displayed or erected on the buildings or within the curtilage of the site, unless authorised by a further grant of planning permission.

Reason: To protect the visual amenities of the area.

Dave Walsh

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

Dated this day of 2020.