



An
Bord
Pleanála

Board Order ABP-318467-23

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 23/723

Appeal by Mohammed Abbas care of Donal McNally Architects of 6 White Swan Business Centre, South Circular Road, Dublin against the decision made on the 23rd day of October, 2023 by Meath County Council to grant subject to conditions a permission to E.T. Takeaway Shops Limited care of Studio 39 Design of 39 Brews Hill, Navan, County Meath in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from previously granted "coffee shop/sandwich bar together with signage" to a fast-food takeaway and associated signage, together with connections to all existing services, including all ancillary site development works, all at Unit 1, Tara Court, Kilmessan, 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.

Reasons and Considerations

Having regard to the provisions of the Meath County Development Plan 2021-2027, including the 'B1 – Commercial Town or Village' zoning that applies to the site, the location of the site within an established town centre setting, and the pattern of development in the surrounding vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 by the planning authority on the 4th day of October, 2023, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall control odour emissions from the premises in accordance with measures submitted with the planning application and the further information response received on the 4th day of October, 2023.

Reason: In the interest of public health and to protect the amenities of the area.

3. The hours of operation shall be between 1500 hours and 2230 hours every day of the week, including weekends.

Reason: In the interest of the amenities of property in the vicinity.

4. Litter in the vicinity of the premises shall be controlled in accordance with a scheme of litter control which shall be submitted to, and agreed in writing with, the planning authority prior to the operation of the development. This scheme shall include the provision of litter bins and refuse storage facilities.

Reason: In the interest of visual amenity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 07th day of August 2024.