

An
Bord
Pleanála

Board Order ABP-319435-24

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/21

Appeal by John Sherlock of Rathaldron, Navan, County Meath against the decision made on the 14th day of March, 2024 by Meath County Council to grant subject to conditions a permission to Medoit Limited care of Luca Architecture of 65 Merrion Square South, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of existing warehouse to retail showroom. Modification and upgrading of elevations. Internal refurbishment and external landscaping and associated site works, all at Beechmount Industrial Estate, Townparks, 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.

Reasons and Considerations

Having regard to the nature and limited scale of the proposed development, its location at the entrance to Beechmount Home Park, and the nature of surrounding properties, 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, 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, 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. (a) The range of goods to be sold in the proposed retail showroom shall be limited to "bulky goods" as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities (2012).

- (b) The Coffee Bar, as detailed on the Proposed Floor Plan - drawing number 2306-P-106, shall be ancillary to the main use of the premises as a Retail Showroom. It shall be restricted to the sale of hot and cold food and beverages for consumption on the premises only. The premises shall not be used as a takeaway for the consumption of hot food or drinks off the premises.

Reason: In the interest of proper control of development, in the interest of amenity and proper planning and sustainable development, and to ensure that the coffee bar serves the needs of the users of the retail warehouse rather than being a destination in its own right.

- 3. Prior to commencement of development, the developer shall submit for the written agreement of the planning authority:

- (a) A revised site layout demonstrating a circulation aisle of six metres in width to facilitate vehicles entering and exiting car parking bays.
- (b) Proposals for bicycle parking and facilities for staff cycling to work to include showers, changing rooms and lockers.

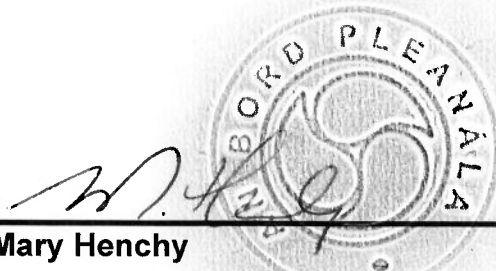
Reason: To ensure that there is satisfactory means of access in the interest of road safety and the convenience of road users and to encourage modal shift to active travel modes.

- 4. Prior to commencement of development, the following shall be submitted to, and agreed in writing with, the planning authority:

- (a) Details of the materials, colours and textures of all external finishes to the proposed refurbished building.

- (b) Details of all proposed signage, including precise details of text, size, logo's, position, colour and materials and level of illumination (lux) if relevant. No LED, LCD, neon, digital signs or other electronic signage shall be erected on site.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

A circular stamp of An Bord Pleanála is visible in the background. It features a central logo with a stylized 'S' and 'P' intertwined, surrounded by the text 'AN BORD PLEANÁLA' in a circular border. Overlaid on the stamp is a handwritten signature in dark ink, which appears to be 'M. Henchy'.

Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 11th day of *March* 2025.