

Commission Order ABP-322148-25

Planning and Development Acts 2000 to 2022

Planning Authority: Meath County Council

Planning Register Reference Number: 24/434

Appeal by Owen Gilsenan care of Marston Planning Consultany of 23 Grange Park, Foxrock, Dublin against the decision made on the 28th day of February, 2025 by Meath County Council to grant subject to conditions a permission to Newkey Homes (Navan) Limited care of RMLA Limited of Unit 3B, Santry Avenue Industrial Estate, Santry Avenue, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development will consist of an amendment to the permitted single storey retail building (currently under construction) as granted under planning register reference number 22/395 and will comprise of the amalgamation of the retail unit and café, with a change of use from café to retail, to provide a single retail unit (circa 980.70 square metres gross floor area) with ancillary alcohol sales area and all ancillary site services and site development works, at site of circa 11 hectares at the Junction Of Clúain Adain Way and Clonmagadden Road, Clonmagadden, Navan, County Meath.

P.C.

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 planning history of the site, the nature of the

development proposed, the location of the development and the objectives as

set out in the current Meath County Development Plan for the area, 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 and 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 by the planning authority

on the 10th day of February, 2025, 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.

ABP-322148-25

An Coimisiún

Page 2 of 3

Pleanála

 Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission granted under planning register reference number 22/395 unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

 The off-licence use permitted under this application shall be a subsidiary use within the main convenience store use. The display area for alcohol products shall not exceed 10% of the gross floor area of the retail unit.

The off-license use shall not be operated separately or independently from or, outside the hours of opening of the main convenience store use and not after 2200 hours at night.

Reason: In the interest of clarity and of proper planning and sustainable development.

Patricia Calleary

Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.

Dated this OZ day of July 2025