



An
Coimisiún
Pleanála

Commission Order
PL-500678-MH-26

Planning and Development Act 2000, as amended

Planning Authority: Meath County Council

Planning Register Reference Number: 2560482

Appeal by John Reynolds against the decision made on the 16th day of December 2025, by Meath County Council to grant, subject to conditions, a permission to Newkey Homes (Navan) Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of a new single storey building of 257 square metres comprising a retail unit (67 square metres) and a café unit (190 square metres), external screened bin store, external signage and all associated site and landscaping works at Cluain Adain, Clonmagadden, Navan, County Meath as revised by the further public notices received by the planning authority on the 7th day of November 2025 and the 24th day of November 2025.

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 extent of the proposed development for a single storey retail and café building, the nature of the site and surrounding area, and the existing and permitted pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would generally be in accordance with the policies and objectives of the Meath County Development Plan 2021-2027, including the 'C1 – Mixed Use' land use zoning objective for the area, would not impact unduly on the amenities of the area, or on road safety, and would not set an undesirable precedent. The proposed development 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 15th day of October 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The retail unit hereby permitted shall be limited to use/uses as defined under Class 1, Part 4, Schedule 2 of the Planning and Development Regulations 2001, as amended, save for authorisation by way of a separate grant of planning permission.

Reason: In the interest of development control.

3. Prior to commencement of development, a revised layout shall be submitted for the written agreement of the planning authority demonstrating the provision of cycle parking to serve the proposed development with the application red-line area.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

4. All external shopfronts and signage shall be in accordance with details which shall be submitted to, and agreed in writing with, the planning authority prior to the provision of such shopfronts and signage.

Reason: In the interest of visual amenity.

5. 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 and surface water management.

6. Prior to commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

7. Prior to the opening/occupation of the development, a Mobility Management Plan (MMP) shall be submitted to, and agreed in writing with, the planning authority. This plan shall provide for incentives to encourage the use of public transport, cycling and walking by occupants/staff employed in the development. The mobility strategy shall be prepared and implemented by the management company for all units within the development.

Reason: In the interest of encouraging the use of sustainable modes of transport.

8. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

9. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including hours of working, noise and dust management measures, construction traffic management, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



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



Dated this  day of  2026