



An
Bord
Pleanála

Inspector's Report ABP-319435-24

Development	Change of use of warehouse to retail showroom; modification and upgrading of elevations; internal refurbishment; external landscaping and associated site works.
Location	Beechmount Industrial Estate, Townparks, Navan, Co. Meath, C15 TK54
Planning Authority	Meath County Council
Planning Authority Reg. Ref.	2421
Applicant(s)	Medoit Limited.
Type of Application	Permission.
Planning Authority Decision	Grant
Type of Appeal	Third Party
Appellant(s)	John Sherlock.
Observer(s)	None.
Date of Site Inspection	16 th October 2024
Inspector	Lucy Roche

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1.0 Site Location and Description

- 1.1. The appeal site is in the Beechmount Industrial Estate in Navan, approximately 750m southwest of the Town Centre. It is a corner site, positioned to the south of the intersection of Trim Road (also referred to as Dan Shaw Road) and the estate road serving Beechmount Home Park. Beechmount Home Park is a subset of the Beechmount Industrial Estate, known for its collection of mainly household (furniture, kitchens, bathrooms, interiors etc) related showrooms and retail offerings; it does accommodate a variety of other uses such as veterinary hospital, pet store, pizza restaurant etc. Existing development in the immediate vicinity of the site includes two existing furniture stores, Beechmount Furniture to the north and the 1933 Furniture Company to the west.
- 1.2. The site itself has a stated area of 0.14ha and forms part of a larger complex of three industrial / warehouse type buildings on c. 0.4ha. The land and buildings, previously in use as plastic manufacturing facility (Reilly Plastic Ltd) were vacant on the date of inspection. This application relates to the northernmost building and its surrounding external environment, only. No works are proposed to the remaining two buildings which are shown to be located outside of the development (redline) site boundary.
- 1.3. The building in question comprises a single storey detached structure with a low-pitched corrugated metal roof and a mix of red brick and render to external walls. The building is positioned centrally within the site, close to the western site boundary. The ground at the northwestern end of the site is split level, with a raised ground level to the northwest corner which steps down to a lower ground level the full site width. The buildings northwest elevation, fronting onto the estate road incorporates two large roller shutter doors, each served by a separate vehicular access, one at the upper ground level and one at the lower ground level. The site can also be approached from the south via an existing entrance off Trim Road, which serves the remainder of the land holding.

2.0 Proposed Development

- 2.1. Permission is sought for the change of use of an existing building within the Beechmount Industrial Estate from its stated use as a warehouse to a retail showroom. The proposal includes modifications, and upgrade works to the façade of

the building, internal refurbishment and layout amendments, new external signage and landscaping. The proposed works are described in more detail below.

- 2.2. Existing external walls on the northeast and northwest (road facing) elevations are to be partially demolished. It is proposed to build-out the walls on both road-facing elevations to introduce to a new flush metal canopy which is to be clad with black profiled composite cladding. New recessed external walls incorporating extensive glazing are to be constructed within and under the canopy, forming the main entrance to the showroom. The new recessed walls are to be finished in a shuttered concrete panel type detail. The new entrance, at the northern corner of the building, will be served by cast in-situ concrete steps. On one side of the steps, a cast in-situ concrete planter will wrap to align to the end of the building, creating an outdoor patio area at the buildings northwestern elevation which will serve as a display area for outdoor furniture being sold by the applicant. A second cast in-situ concrete planter will wrap around and enclose a ramp to the northeastern side of the building enabling level access to the new entrance. Both planters will feature slimline metal railings.
- 2.3. The new patio area will sit at the existing higher external ground level, the existing entrance gate serving this area is to be removed and a new wall constructed to match the existing boundary wall. The second entrance will be retained to serve the retail showing, providing vehicular access to on-site parking to the front (north) and side (east) of the building.
- 2.4. The key elements of the proposed development are outlined in the table below:

Table 2.1 – Key Development Details and Statistics	
Site Area	0.1495ha
GFA	
Existing	494Sqm
For Demolition	18sqm
Proposed	476sqm
Plot Ratio:	
Existing	1: 0.33
Proposed	1: 0.31

Site Coverage:	
Existing	33.0%
Proposed:	31.8%
Services	Existing – Public mains: water, wastewater and surface water disposal

3.0 Planning Authority Decision

3.1. Decision

Meath County Council decided to grant permission subject to 5no. conditions as follows:

- Cond.1: Standard condition regarding compliance with plans and particulars lodged.
- Cond.2: Signage. Requires the submission of signage details prior to commencement.
- Cond.3 Transportation requirements. Requires revised plans / proposals for (a) circulation aisle of 6m (b) cycle parking and staff facilities, prior to the commencement of development.
- Cond.4 Restricts the use of the building.
- Cond.5 General compliance (design, external finish, height and roof materials) with approved plans unless otherwise agreed with PA.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- The report of the case Planner reflects the decision to grant permission.
- The report has regard to the locational context of the site, to local and national planning policy and to the third-party submission and departmental reports received. The main issues considered in the assessment are the principle of the development (compliance with Zoning objective); design, layout and siting; transport and access; impact on neighbours; water services and flood risk.

Appropriate Assessment and Environmental Impact Assessment are also considered.

- The Case Planner considers that subject to compliance with conditions, the design and appearance of the proposed development is acceptable and would not have a harmful impact on the visual amenity of the surrounding area and would not cause any harmful impact to the residential amenity of neighbouring properties, would not create a traffic hazard and would not be likely to have significant effects on the environment or ecology.
- The report concludes with a recommended to grant permission as per PA decision.

3.2.2. Other Technical Reports

- **Transportation:** Requests further information on the car parking layout to ensure adequate circulation aisle of 6m to facilitate vehicles entering and existing the parking spaces. Details on bicycle parking and facilities for staff were also requested. The issues raised in this report were addressed by way of condition (Condition 3 relates).

3.3. Prescribed Bodies

None

3.4. Third Party Observations

The Planning Authority received one third party submission from John Sherlock, the appellant in this case. The issues raised are similar to those set out in the grounds of appeal and summarised in section 6.1 below.

4.0 Planning History

4.1. Neighbouring lands to the south (Lands within the Blue line boundary)

MCC Reg. Ref: NA160173

Retention permission granted (2016) for the retention and completion of the widening of existing entrance gate.

5.0 Policy Context

5.1. Development Plan

5.1.1. The Meath County Development Plan 2021-2027 (incl. variations 1 & 2) adopted on the 13th of May 2024, is the operative plan for the area.

5.1.2. Zoning:

Zoning Category: E2 General Enterprise and Employment

Objective: To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing, and other general employment/enterprise uses in a good quality physical environment.

Guidance: E2 lands constitute an important land bank for employment use which must be protected. The development of E2 lands seek to provide for the creation and production of enterprise, and facilitate opportunities for industrial, manufacturing, distribution, warehousing, and other general employment / enterprise uses in a good quality physical environment.

5.1.3. Chapter 4 Economy and Employment

Navan is designated a Level 2 settlement in the County Retail Strategy. Level 2 centres should offer a full range of types of retail services from newsagents to specialist shops, large department stores, convenience stores of all types, shopping centres and a high level of mixed uses. Level 2 centres should be well serviced by public transport.

ED POL 32 Seeks to promote and encourage Navan to sustain its competitiveness and importance as a Level 2 County Town Centre in the Eastern and Midland Region.

5.1.4. Chapter 11 Development Management Standards:

Section 11.4.1 Energy Efficiency:

DM POL 2: Appropriate energy conservation strategies should be employed in location, design, mass, orientation and the choice of materials of all new and renovated developments.

DM OBJ 5: Building design which minimises resource consumption, reduces waste, water and energy use shall be incorporated where possible, in all new and renovated developments.

DM OBJ 6: Building design shall maximise natural ventilation, solar gain and daylight, where possible, all new and renovated developments.

DM OBJ 7: Sustainable Urban Drainage Systems (SuDS) measures are required to form part of the design of all developments.

5.2. **National Guidelines and Standards:**

5.2.1. Retail Planning Guidelines (2012), Department of Environment, Community and Local Government.

The aim of the Guidelines is to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer in accordance with proper planning and sustainable development. In addition, the planning system must promote and support the vitality and viability of city and town centres thereby contributing to a high standard of urban design and encouraging a greater use of sustainable transport.

Section 4.6 Sequential Approach and Extension – Change of Use Applications

The sequential approach should also be used to assess proposals for the extension or material change of use of existing development where they are of a scale which could have a significant impact on the role and function of the city/town centre. Such extensions will of course also have to be assessed in the context of the floorspace requirements of the development plan/relevant retail strategy where appropriate.

5.3. Natural Heritage Designations

The site is not located on or adjacent to any designated site. The closest designated sites are the River Boyne and River Blackwater SAC and SPA which are located to the north and east at a distance of c1km.

5.4. EIA Screening

Having regard to the type of development which is not a class of development for the purposes of EIA and the limited nature and scale of the proposed development, which comprises the change of use of an existing building within an established manufacturing park, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

This is a third-party appeal lodged by Mr. John Sherlock, against the decision of Meath County Council to grant permission for the proposed change of use etc at the Beechmount Industrial Estate. The issues raised can be summarised as follows:

- ‘Beechmount Home Park’ is a subset of the Beechmount Industrial Estate, comprising a collection of businesses that manufacture and sell furniture. It is used as a collective brand name for marketing purposes. The application that is the subject of this appeal, seeks to extend the Home Park furniture retail area into an area of the Beechmount industrial estate that was previously used for plastic manufacturing, a light industrial use.
- The proposed development contravenes the E2 zoning objective set out in the Meath County Development Plan which expressly excludes use as a furniture shop as a “permitted use” unless the product displayed is manufactured on site.

- The application documents do not provide detail on energy efficiency and conservation measures to demonstrate compliance with Meath County Development Plan Policies, namely: DM POL2, DM OBJ 5; DM OBJ 6; and DM OBJ 7.
- The proposed development is inadequately described in the application for and public notices. There appears to be a discrepancy between the existing use of the building as described in the notices (warehouse) and as described in the supporting documentation (Workshop area’).
- The application should be assessed having regard to the Sequential Approach set out in the Retail Planning Guidelines.
- Retail warehousing should be directed to appropriately zoned land i.e. B2 Retail Warehouse Park.
- The submitted drawings detail a large area to be used as a coffee bar. Insufficient information has been provided regarding this proposed use. The proposal is not compatible with the E2 zoning objective and would be likely to generate overspill parking.
- Condition four of the grant of permission contravenes the MCDP in that the development description is “retail showroom” as detailed in the planning application form. The planning notices detail ‘retail showroom’ use as opposed to retail warehouse.
- The application relates only to a portion of a wider 0.2ha plot on which two other buildings stand. The application does not clarify how the building to the south is to be accessed or how parking for it is to be provided. The drawings do not indicate how traffic will circulate around the three buildings.

6.2. Applicant Response

A response to the issues raised in the grounds of appeal was submitted on behalf of the applicants and can be summarised as follows:

- It is submitted that there are strong grounds to dismiss this appeal under both section 138(1)(a) and 138(1)(b) of the Act as the appeal is without substance

and foundation and will only delay the development approved by the Planning Authority.

- The grounds of appeal with reference to Section 11.14.2 of the MCDP, refutes the appellants claim that the E2 Zoning objective precludes retailing of furniture not manufactured on site. The proposal when assessed on its own merits would be welcomed in this instance.
- Given the nature of the proposed application seeking a change of use of an existing structure, the objectives referenced in the appeal regarding energy efficiency are not applicable.
- The applicant seeks the change of use from a light industrial warehouse to a retail warehouse. The public notices and application form accurately reflect this.
- The development as granted has been assessed by the planning authority and considered acceptable, given the surrounding uses of the area. The nature of items sold on site mean the viability of the town centre will not be affected. A sequential test is not necessary in this instance.
- The proposed development seeks permission to establish a furniture showroom in a vacant building at the entrance Beechmount Home Park. The use as a showroom is consistent with the established use in the area.
- The proposed coffee shop will act ancillary to the main use as a retail warehouse. The coffee shop area occupies 11.3sqm which equate to 2.28% of the showrooms floor area. Ancillary coffee areas are a common feature in stores of this nature. Given the location of the showroom and the associated cafes ancillary use – it is not considered to generate excess car parking demand as it is intended to serve customers of the showroom and therefore will not cause parking overspill.
- It is unclear how condition 4 contravenes the MCDP. The condition restricts the use of the building to a retail warehouse (Class 5).
- The buildings to the south whilst in the applicant's ownership do not form the basis of the application. The buildings are no longer in use and do not generate traffic.

6.3. Planning Authority Response

- All matters raised in the third-party appeal have been addressed in the Executive Planners Report dated 14th March 2024 and the PA wishes to rely on the content of same in response to this appeal.
- It is requested that the Board uphold the PA's decision to grant permission.

6.4. Observations

- None

7.0 Assessment:

7.1. Introduction

7.1.1. Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the local authority, and having inspected the site, and having regard to the relevant local/regional/national policies and guidance, I consider that the substantive issues in this appeal to be considered are as follows:

- Legal and Procedural Issues
- The Principle of the Development
- Compliance with Retail Planning Guidelines
- Other matters raised in the appeal
- Appropriate Assessment

7.2. Legal and Procedural Issues

Validity of the Appeal

7.2.1. In the first instance, I note that the applicants have requested that the Board dismiss this appeal as vexatious and without substance in accordance with the provisions of the Planning and Development Act 2000 (as amended). However, having considered the issues raised in the grounds of appeal and having considered the relevant sections of the Planning and Development Act 2000 (as amended), I am satisfied

that the documentation submitted is sufficient to form the basis of a valid appeal and that legitimate material planning considerations have been raised, therefore I do not recommend that the appeal be dismissed.

Validity of the Planning Application

- 7.2.2. The Third-Party Appellant cites concerns regarding the development description as set out in the public notices and in the supporting documentation. As per the public notices the development is described as the 'change of use of existing warehouse to retail showroom'. However, the applicant notes that the development is described in the applicants planning statement as a change of use from Class 4 (light Industry) to Class 5 (retail warehousing)¹ and that a 'workshop area' is referenced on the existing floor plan (Drawing No. 2306-P-103). The appellant is concerned that the application has been constructed in such a manner to reduce the gap between factory use and retail showroom. In response, I would first highlight that procedural matters, such as the determination as to the adequacy (or otherwise) of the public notices and the validation (or not) of a planning application, are, generally, the responsibility of the Planning Authority, which in this instance took the view that the submitted documentation satisfied the minimum regulatory requirements. Notwithstanding, I am satisfied that the development has been adequately described in the public notices and that it provides a sufficient and reasonable explanation of the nature of the proposed works for the benefit / notification of third parties. I am further satisfied that any perceived discrepancies did not impinge upon or prejudice third party rights in respect of submitting observations or appealing the planning application.

7.3. Principle of Development

- 7.3.1. Permission is sought for the change of use of a building within the Beechmount Industrial Estate from its stated existing use as a warehouse to use as a retail showroom for the purpose of the display and sale of furniture.

¹ Part 4 Exempted Development Classes of Use, CLASS 5 Use as a wholesale warehouse or as a repository.

- 7.3.2. The building, the subject of this change of use application appears to have been previously occupied by 'Reilly Plastics' and is one of three buildings at this location shown within the applicant's ownership. The two remaining buildings do not form part of this application and are shown outside of the application (red line) boundary. The property is now vacant and is falling into a state of disrepair.
- 7.3.3. The proposed use as a 'Retail Showroom' is, I consider, equivalent to a 'Retail Warehouse' which is defined in the Retail Planning Guidelines as a large single-level store specialising in the sale of bulky household goods such as carpets, furniture and electrical goods, and bulky DIY items, catering mainly for car-borne customers.
- 7.3.4. The appeal site is located on lands zoned 'E2 General Enterprise and Employment', in the Meath County Development Plan 2021-2027 (as varied) hereafter referred to as MCDP. The objective for this area is *'To provide for the creation of enterprise and facilitate opportunities for employment through industrial, manufacturing, distribution, warehousing, and other general employment/enterprise uses in a good quality physical environment.'* The MCDP (Chapter 11, Section 14) provides a list of 'use classes' that are either 'Permitted' or 'Open for Consideration' within each land use zoning category. 'Furniture Showroom' is listed as a use that is permitted in principle within the 'E2' zoning but only where product displayed is manufactured on site, which is not the case in this instance. It is the contention of the first-party Appellant that the proposed development would contravene the E2 zoning objective on this basis. It is further contended that the proposed development should be directed to 'B2 Retail Warehouse Park' zoned lands elsewhere in Navan.
- 7.3.5. The MCDP states, in section 11.14.2, that any use not listed in the 'permissible' or 'open for consideration' categories is deemed not to be acceptable in principle and that such uses will be considered on their individual merits and will only be permitted if they enhance, complement, are ancillary to, or neutral to the zoning objective.
- 7.3.6. The appeal site occupies a prominent position at the entrance to Beechmount Home Park. Beechmount Home Park, also under the E2 zoning, is described in the local authority planning report as a collection of businesses working collaboratively to market the area as a centre for furniture in Navan. In my opinion the proposed

development would accord with and complement established businesses in the area. While I acknowledge that on-site manufacturing of furniture etc is a feature of some of the established businesses at Home Park, this is not exclusively the case and as such I am satisfied that the proposed development, if permitted, would not set an undesirable precedent in this regard.

7.3.7. The site is currently vacant and is falling into a state of disrepair. The refurbishment and reuse of this building, as proposed, would I consider significantly improve the physical environment at this location and would provide for more a visually appropriate development at the entrance to Beechmount Home Park. While I note that there are lands within Navan that have been zoned for 'retail warehousing' (B2 Retail Warehouse Park), I consider, having regard to the nature of the proposed development which comprises the re-use of a vacant building, the limited scale of the retail warehouse proposed (476sqm gross floor area) and the nature of the surrounding development, that this is a suitable location for the proposed development.

7.3.8. Overall, I am satisfied that the proposal represents an acceptable use of E2 Zoned lands at this location, that it would enhance the visual amenities of the area and complement existing businesses within Beechmount Home Park. I note that the local authority reached a similar conclusion.

Coffee Bar

7.3.9. The proposed floor plan (drawing no.2306-P-106) submitted with the application; details part of the premises in use as a coffee bar. The inclusion of a coffee bar, as part of the proposed scheme is raised as a concern by the third-party Appellant, who considers that such a use would be contrary to the zoning objective and would generate overspill parking to adjoining properties.

7.3.10. It has been confirmed in the first-party response to the grounds of appeal that the area proposed for use as a Coffee bar comprises 11.3sqm or 2.28% of the overall floor area and that is intended as ancillary to the main use as of the premises as a furniture showroom. I am satisfied that this is the case, and I note that coffee bars

are now a common feature within such establishments. As an ancillary use within a retail warehouse, the proposed coffee bar is I consider, unlikely to become a destination in its own right and thus is unlikely to generate additional traffic or parking demand. Regarding the Appellants concerns on the lack of clarity provided in relation to the nature of the food and drink offering, I am satisfied that this issue could be addressed by way of condition in the event of a decision by the Board to grant permission.

7.3.11. In conclusion, I have no objection to the inclusion of a coffee bar at this location once it is ancillary to the main use of the premises as a retail showroom / warehouse.

7.4. Retail Planning Guidelines

7.4.1. The third-party appellant has raised concerns regarding the nature of the proposed use as a 'Retail Showroom' which they consider would allow for the sale of anything, including goods that should only be sold from the town centre. The appellant argues for the application of a sequential test as set out in the Retail Planning Guidelines (2012).

7.4.2. The proposal is for the change of use of an existing vacant warehouse to use as a retail showroom, for the sale and display of furniture. The proposal would provide for approximately 433.8sqm of showroom floor space, which I consider to be a modest scale for a development of this nature. As previously stated, the proposed use as a 'Retail Showroom' is equivalent to a 'Retail Warehouse' which is as defined in the Retail Planning Guidelines as a large single-level store specialising in the sale of bulky household goods (such as furniture) and catering mainly for car-borne customers. It has already been established that the use is acceptable at this location.

7.4.3. In my opinion, the nature and limited scale of the proposed development would not detract from the vitality or viability of the core retail area of Navan and a retail impact assessment, or the application of a sequential test is not required. I note that the retail planning guidelines 2012 provide that the planning system should not be used to inhibit competition, preserve existing commercial interests or prevent innovation.

7.5. Other Matters

Condition 4:

- 7.5.1. Condition 4, as attached to the Planning Authorities grant of permission, restricts the use of the premises to that as detailed in the development description (i.e. retail showroom) and to Class 4 Light Industrial use. The third-party appellant has raised an objection to Condition 4, stating that it contravenes the Meath County Development Plan. The argument for this alleged contravention is unclear. Having considered the application details, I would be of the opinion that a condition restricting the use of the premises to the sale of “bulky goods” as defined in Annex 1 of the Retail Planning Guidelines for Planning Authorities, 2012 would be appropriate in this instance and I note that Section 39 (2) of the Planning and Development Act 2000 (as amended) allows for the use of a structure to be specified or restricted in a condition. However, as the applicants have not sought permission for a Class 4 Light Industrial Use, I am concerned that facilitating such a use by way of condition may go beyond the scope of the application.

Energy Efficiency:

- 7.5.2. The third-party appellant contends that insufficient information has been submitted with the application to demonstrate compliance with MCDP Policy on Energy Efficiency, namely Policy DM POL 2 and Objectives DM OBJ 5 DM OBJ 6 and DM OBJ 7. The Applicants in response to this issue, note the nature of the application which seeks the change of use of an existing building, and they query the relevance of some of the objectives referenced in the appeal. Notwithstanding, the applicants note that the subject development benefits from natural ventilation, daylight and SuDS. They state that a BER assessment of the property was conducted prior to the purchase, that the existing building has a rating of C3 and that the report recommended remedial measures to improve efficiency.
- 7.5.3. Meath County Council’s position on energy efficiency is set out in section 11.4.1 of the MCDP and I note that the Council’s approach to encouraging gains in energy efficiency is based on the following concepts:

- Focus on compact sustainable growth as set out in the National Planning Framework;
- Increased energy efficiency in the design of buildings,
- Increased promotion of sustainable mobility measures in order to achieve significant future reductions in energy demands.

7.5.4. The current proposal allows for the change of use and upgrade of an existing vacant building within the built-up area of Navan. The reuse of existing buildings is to be encouraged. A retail warehouse at this location would provide local employment opportunities for residents of the town, promoting the 'live work' community concept. The proposed development would form a cluster with established retail warehouses encouraging 'shared trips', and the provision of bicycle parking and associated welfare facilities for staff as required by Condition 3(b) of planning authority's decision, would promote sustainable mobility measures. Therefore, while I agree that the application is somewhat lacking in detail on the specific measures to be taken to improve the environmental performance of the existing building, I am satisfied that the proposal would accord with the Council's approach towards encouraging energy efficiency and as such I do not recommend that permission be refused on this basis.

Neighbouring Lands to the South.

7.5.5. Regarding the neighbouring lands and buildings to the south of the appeal site and the access and parking arrangements for same, I note that these lands, which form part of the applicant's land holding, are served by an existing entrance off Trim Road to the east and that they are not reliant upon the proposed development site for access / parking facilities etc.

8.0 AA Screening

8.1. I have considered the proposed development in light of the requirements of S177U the Planning and Development Act 2000 as amended.

8.2. The subject site is not located within or adjacent to any European Site. The closest European Sites, part of the Natura 2000 Network, are the River Boyne and River

Blackwater SAC and River Boyne and River Blackwater SPA, which run to the north and east of the appeal site at a distance of c1km at its closest point.

8.3. The proposed development is located within an established industrial area and comprises the change of use of existing warehouse to retail showroom which changes to elevations, internal layout and landscaping and all associated site works

8.4. Having considered the nature, scale and location of the proposed development I am satisfied that it can be eliminated from further assessment because it could not have any appreciable effect on a European Site. The reason for this conclusion is as follows:

- The established use and Brownfield nature of the site
- The limited scale and nature of the development proposed
- The location of the development in a serviced urban area, its distance from European Sites, the urban nature of intervening lands and the absence of direct ecological pathways to any European Site.

8.5. I consider that the proposed development would not be likely to have a significant effect individually, or in-combination with other plans and projects, on a European Site and appropriate assessment is therefore not required.

9.0 Recommendation

I recommend that permission for the proposed development be granted as set out below.

10.0 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, that 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.

11.0 Conditions

1. The 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 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 Proposed Floor Plan - Drawing no.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 on the premises and beverages for consumption on and off premises, only. The premises shall not be used as a takeaway for the consumption of hot food off the premises

Reason: In the interests of proper control of development in the interests of amenity and proper planning and 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 the commencement of development, the developer shall submit to and for the written agreement of the Planning Authority
 - (a) A revised site layout demonstrating a circulation aisle of 6 meters 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 there is satisfactory means of access in the interests of road safety and the convenience of road users and to encourage modal shift to active travel modes.

4. Prior to the 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Lucy Roche
Planning Inspector

06th February 2025

Appendix 1 - Form 1

EIA Pre-Screening

An Bord Pleanála Case Reference	ABP319435-24		
Proposed Development Summary	Change of use of warehouse to retail showroom; modification and upgrading of elevations; internal refurbishment; external landscaping and associated site works		
Development Address	Beechmount Industrial Estate, Townparks, Navan, Co. Meath, C15 TK54		
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (that is involving construction works, demolition, or interventions in the natural surroundings)		Yes	X
		No	
2. Is the proposed development of a CLASS specified in Part 1 or Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended)?			
Yes		State the Class here.	
No	X		No further action required
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes		State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No			Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes		State the relevant threshold here for the Class of development and indicate the size of the development relative to the threshold.	Preliminary examination required (Form 2)
5. Has Schedule 7A information been submitted?			
No		Screening determination remains as above (Q1 to Q4)	
Yes		Screening Determination required	

Inspector: _____

Date: _____