



An
Bord
Pleanála

Inspector's Report ABP-320972-24

Development	Change of use from structural engineer office to a medical centre. New internal walls/works to be added and new signage to front of building and all ancillary works.		
Location	Unit 3, Teach Buí, Main Street, Enfield, Co. Meath A83R673		
Planning Authority Ref.	24316		
Applicant(s)	Marcin Semik		
Type of Application	Permission	PA Decision	Grant permission
Type of Appeal	Third Party	Appellant	John Madden & Associates
Observer(s)	None		
Date of Site Inspection	11/12/2024	Inspector	Killian Harrington

1. Site Location/ and Description.

The subject site is a ground floor office unit located at the eastern end of a two storey commercial building (Teach Buí) on the northern side of Main Street, Enfield. The building contains a mix of retail and office uses – 3 no. office units (one of which is the subject of this appeal) and 2 no. retail units. The subject office unit consists of approximately 287 sqm of floorspace comprising a reception area, staff kitchen and toilets, open plan office space and 4 no. meeting rooms. There is an associated car park to the rear with 9 no. spaces that is only for use of the commercial occupants of the building. In addition, there are 7 no. on-street car

parking spaces available to the front of building on Main Street. Therefore there is a total of 16 car parking spaces available for this unit.

2. Proposed development.

The proposal involves the change of use from structural engineer office to a medical centre in the Teach Buí commercial building on Main Street, Enfield. No external modifications to the building are being proposed. New internal walls and associated works are to be added to form a new medical centre layout with new commercial signage (0.7m x 3.0m) over the front entrance of the premises.

The proposed medical centre will consist of a reception area, staff kitchen and toilets, 5 consulting rooms and 3 new internally sub-divided office rooms. It is expected that there would be 5 staff members present at all times. Anticipated operating hours will be 8am to 7pm Monday to Friday and 9am to 4pm on Saturday with an expected maximum of 6-8 patients per hour.

3. PA's Decision

Grant permission with conditions including:

Condition 2 - where the development hereby permitted shall be used as described in the public notice and for no other class of use specified in Part 4 of Schedule 2 of the Regulations, unless authorised by a further grant of permission.

Condition 3 - No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission or agreed in writing with the Planning Authority.

No internal reports on file

4. Planning History.

Reg. Ref. TA60399: Change of use from retail unit – ground floor only (under previous planning file ref TA50301) – to a Restaurant, Delicatessen and Coffee Bar facilities, with shopfront signage including connection to existing main services and all ancillary works – Granted

Reg. Ref. TA60314: Retention of 5 no. new velux rooflights at rear of attic and change of use from an existing attic store space (at 2nd floor level). To 2 no. offices including connection to existing main services together with all ancillary works – Granted

Reg. Ref. TA50301: Alterations to existing retail building formerly known as Mace Supermarket comprising of internal modifications, demolition of existing roof structure, construction of first floor offices fronting the main street with car parking

and ancillary storage to the rear, external façade revisions with retail unit signage to building front together with connection to existing services and including all ancillary site works – Granted

Reg. Ref. 93/349: Retention of extension at the rear of supermarket – Granted

5.1. National/Regional/Local Planning Policy

Meath County Development Plan 2021-2027

The site is zoned B1 'to protect, provide for and/or improve town and village centre facilities and uses'.

Development Plan Policies

Chapter 11 – Development Standards and Land Use Zoning Objectives

Table 11.2 sets out a requirement of 1 space per 25 sqm of gross floor area of office space. Where the floor area exceeds 1,500 sqm gross floor area, then 1 space per 50 sqm gross floor area shall apply. Medical surgeries have a parking standard of 2 spaces per consulting room.

Policy Objective DM OBJ 89 notes that car parking shall be provided in accordance with Table 11.2 and associated guidance notes. The Guidance Notes state that the above car parking standards shall be applied at the discretion of the Council in the County's rural towns and villages having regard to the availability and adequacy of on street parking, existing or proposed off street parking to serve the development and the status of the town/village within the settlement hierarchy of the County. Non-residential car parking standards are set down as "maxima" standards

5.2 Natural Heritage Designations

None relevant

6. The Appeal

6.1 Third Party Appeal.

The appellant raises the following grounds:

- There is inadequate parking provision for the proposed use
- The proposal would cause an increase in traffic congestion
- Inappropriate sight lines at car park entrance

6.2 P.A. Response

The Planning Authority made the following points:

- The application site is located within the built up area of Enfield Town on lands zoned as B1, which has the objective to 'protect, provide for, and/or improve town and village centre facilities and uses'. Healthcare is a permitted use in this zoning.
- The detailed assessment of the planning application had regard to relevant local policy and impacts on the amenities of the area and access and parking.
- The proposed development was deemed acceptable within this policy context and for this location and was deemed to be in accordance with the proper planning and sustainable development of the area.

6.3 Observations

None

7. EIA Screening (preliminary examination where appropriate)

Having regard to the nature, size and location of the proposed development, it is determined that change of use is not a project and internal works proposed are not a class of development. EIA, therefore, is not required.

8. AA Screening

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

The subject site is located on the main street of Enfield and there are no European sites within a 15 km radius.

The proposed development comprises a change of use from office to medical centre and minor internal works.

No nature conservation concerns were raised in the planning appeal.

Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any European site. The reason for this conclusion is as follows:

- Nature and small scale of proposal
- Location-distance from nearest European site and lack of connections

I conclude that on the basis of objective information, that the proposed development would not have a likely significant effect on any European site either alone or in combination with other plans or projects.

Likely significant effects are excluded and therefore Appropriate Assessment (stage 2)(under Section 177V of the Planning and Development Act 2000) is not required.

9.0 Assessment

Concerns around inadequate parking and traffic congestion and inadequate car park sight lines were raised in this appeal.

By way of background, current structural engineers office unit forms part of a permitted two-storey commercial building with a mix of commercial uses across two floors that include two other office units and two retail units. There is an existing car park to the rear (9 no spaces) that is shared by the occupants of this building.

The Meath County Development Plan 2021-2027 permits in principle a medical surgery or health centre at this location under B1 zoning and so a change of use from office to medical surgery is acceptable in land use terms. The subject premises is located on the ground floor unit within a commercial building. Proposed works include minor internal alterations and external signage.

Table 11.2 of the Meath County Development Plan 2021-2027 sets out a minimum parking requirement of 1 space per 25 sqm of office and 2 spaces per consulting room in a medical surgery. The parking requirement of the existing office use of 287 sqm is 11 spaces. The proposed medical centre comprises 5 no. consulting rooms so this would equate to a requirement of 10 spaces.

There is a total of 16 spaces available to the subject unit comprising 9 spaces in the commercial car park to the rear and 7 on-street spaces to the front of the building. There is also an abundance of public parking in the wider Main Street area – all within walking distance from the subject site.. Therefore, the provision of car parking for the proposed medical surgery complies with the Development Plan and there would be no shortfall in spaces.

In terms of traffic, there would be no additional traffic movement associated with this proposal owing to the commercial building having planning permission for maximum occupancy. Whilst the access and egress to the rear car park is narrow, it is an urban laneway between two buildings and the sight lines have already been established. Upon visiting the site, vehicles were observed entering and exiting the car park with relative ease and it is considered that the proposal would not cause any additional hazard.

10. Recommendation

I recommend that permission for the development be granted

11. Reasons & Considerations

Having regard to the policies and objectives of the Meath County Development Plan 2021, the planning history relating to the site and existing uses thereon, and to the existing level of parking provision available to serve the development, it is considered that subject to compliance with the conditions set out below, the proposed development would not give rise to impacts on the amenities of the area or result in the creation of a traffic hazard and would be in accordance with the proper planning and sustainable development of the area.

12. Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the Planning Authority on the '25/07/24' except where conditions hereby specify otherwise. 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 interests of the proper planning and development of the area.

2. No advertisement or advertisement structure (other than those shown on the drawings submitted with the application) shall be erected or displayed on the building (or within the curtilage of the site) in such a manner as to be visible from outside the building, unless authorised by a further grant of planning permission or agreed in writing with the Planning Authority.

Reason: In the interests of visual amenity.

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.

Killian Harrington
Planning Inspector
20/12/2024

Form 1

EIA Pre-Screening

An Bord Pleanála			
Case Reference	ABP-320972-24		
Proposed Development Summary	Change of use from structural engineer office to a medical centre. New internal walls/works to be added and new signage to front of building and all ancillary works.		
Development Address	Unit 3, Teach Buí, Main Street, Enfield, Co. Meath		
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	
		No	X
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	Tick/or leave blank		
No	Tick or leave blank		X Change of use is not a project and internal works are not a class of development
3. Does the proposed development equal or exceed any relevant THRESHOLD set out in the relevant Class?			
Yes	Tick/or leave blank	State the relevant threshold here for the Class of development.	EIA Mandatory EIAR required
No	Tick/or leave blank		Proceed to Q4
4. Is the proposed development below the relevant threshold for the Class of development [sub-threshold development]?			
Yes	Tick/or leave blank	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	Tick/or leave blank	Screening determination remains as above (Q1 to Q4)
Yes	Tick/or leave blank	Screening Determination required

Inspector: Killian Harrington Date: 20/12/2024