



An
Bord
Pleanála

Inspector's Report

ABP-322148-25

Development

An amendment to the permitted single storey retail building under Reg. Ref. No. 22/395 and with a change of use from café to retail, to provide a single retail unit and all associated site works.

Location

Junction Of Cluain Adain Way & Clonmaggaden Road, Clonmagadden, Navan Co. Meath

Planning Authority

Meath County Council

Planning Authority Reg. Ref.

24434

Applicant(s)

Newkey Homes (Navan) Ltd.

Type of Application

Permission.

Planning Authority Decision

Grant

Type of Appeal

Third Party

Appellant(s)

Owen Gilsenan.

Observer(s)

None.

Date of Site Inspection

8th May 2025.

Inspector

Lucy Roche

1.0 Site Location and Description

- 1.1. The appeal site is located on the northern edge of Navan, c. 2km from the town centre. The surrounding area has a suburban character. The site has a stated area of c. 0.11ha and forms part of a larger Masterplan area at Clonmagadden, which is identified as MP4 in the development plan. The site is positioned to the northwest of the junction of the Clonmagadden Link Road (to the south) and the internal access road serving Cluain Adáin (to the east).
- 1.2. The site comprises a recently constructed single storey retail building. On the date of inspection, the building was partially occupied by a supermarket (Tesco). The floor area dedicated to the ancillary café unit, to the southeast corner of the building was vacant and cordoned off by erection of timber hoarding.
- 1.3. The site forms part of the planned neighbourhood centre for MP4 Clonmagadden. A newly constructed crèche facility is located to the southwest of the subject building while a two-storey mixed use building of c496 sq. m. consisting of ground floor retail units (one of which is intended as a pharmacy) and first floor medical centre is under construction to the northwest. Lands to the west are being developed for sheltered housing and community building. The wider area is predominantly residential in nature.

2.0 Proposed Development

- 2.1. It is proposed to amend the retail building permitted under MCC Reg. Ref No. 22/395 (now complete and occupied) by amalgamating the permitted retail unit and adjacent café unit (vacant), with a change of use from café to retail, to provide a single retail unit with ancillary alcohol sales area. No alterations to external elevations or roof plan are proposed.
- 2.2. The key elements of the proposed development are outlined in the table below:

Table 2.1 – Key Development Details and Statistics		
Site Area	0.11ha	
Floor Areas	GFA	980.70 sq. m (existing and proposed)

	Net Retail Area (existing)	635 sq. m
	Net Retail Area (proposed)	c. 652 sq. m
	Alcohol Sales Area	65.7 sq. m (indicative) equating to c.6.7% of GFA (10%net).
	Café (permitted)	c50 sq. m

2.3. The application is accompanied by:

- Navan Alcohol Sales Study (submitted at RFI stage)

3.0 Planning Authority Decision

3.1. Decision

Following an initial request for further information, Meath County Council decided (28/02/2025) to grant permission subject to 7no. conditions.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The initial planners report dated (09/01/2025) noted some deficiencies in the information on file and recommended that further information be requested from the applicant on four items. These items are summarised below: -

1. The applicant was requested to clarify the extent of the proposed ancillary alcohol sales area and to indicate same on revised floor plans. It was stated that alcohol products should be displayed in an obtrusive location not near the entrance or windows and preferably to the rear of the building
2. The applicant was requested to review and update the Alcohol Sales Study having regard to the response to item 1 above.
3. The applicant was Invited to review the third-party submission received and to address the issues raised.
4. The applicant was informed that If modification of the development is deemed significant there is a requirement to readvertise the proposed development.

The planners report dated (27/02/2025) considered the applicants response to the further information request, was satisfied that all items of further information had been adequately addressed and recommended that permission be granted subject to conditions.

3.2.2. Other Technical Reports

- Transportation: No objection
- Environment (Waste): No objection subject to condition.

3.3. Prescribed Bodies

None

3.4. Third Party Observations

The Planning Authority received one third party submission from Owen Gilsenan, 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. Subject site

- *MCC Ref: 22/395 (Phase 3):* - Permission granted (July 2022) for the construction of a mixed use development comprising 36 no. sheltered housing units, 2 no. communal open space areas, 1 no single storey community building , 1 no. single storey childcare facility; **1 no. single storey retail unit of 928 sqm (net retail floor area of 635 sqm) including an ancillary café unit**, an enclosed loading bay area, an external loading bay/set down area, bicycle parking (8 no. spaces) and a car parking area (42 no. spaces including 3 no. disabled spaces); public plaza and 2 no. public open space areas
- **MCC Ref: 24/182:** Permission sought for an amendment to MCC. Ref. No. 22/395 comprising (I) the amalgamation and change of use of the permitted retail unit and ancillary café to provide for a single retail unit (c. 980.70 sq. m

GFA) including an ancillary alcohol sales area (c. 66.1 sq. m.); (ii) associated plant area at roof level; (iii) minor works including new bi-parting doors and louvres to the western and eastern elevation; and (iv) all ancillary site services and site development works. MCC decided to grant permission; however, it was later withdrawn by the applicant following the submission of a third-party appeal (ABP-320689)

- **ABP Ref: PL17.246510:** permission granted (2016 for convenience retail store.

4.2. **Wider Master Plan Lands.**

The appeal site forms part of a larger Masterplan area at Clonmagaddan, which is identified as MP4 in the development plan. There are several planning applications on the overall site. The most relevant are outlined below:

- **MCC Ref: 2560482:** Lands to the immediate north of the appeal site. Current application for the construction of a new single storey building of 257 sq. m comprising a retail unit (67 sq. m) and a café unit (190 sq. m), external screened bin store, external signage and all associated site and landscaping works.

Note: This application is due to be decided by 8th July 2025.

- **MCC. Ref. NA/151046 (Phase 1):** Permission granted (2016) for 106 no. houses etc on a c. 6.5 ha site to the north of the appeal site. This phase is completed and occupied.
- **MCC. Ref NA/181326 (Phase 2):** Permission granted (2019) for 99 no. units (40no. apartments and 59no. houses) etc on a site area of 3.34 ha. This site incorporates the appeal site. The 59 no. houses are completed and occupied.
- **ABP. 310884-21, Reg. Ref 21304 (Phase 2):** Permission refused (2022) for amendments MCC ref: NA/181326 to replace 40 no. apartments with 23 no. dwellings. The reason for refusal cited concerns relating to density and housing mix.

- **ABP. 314744-22, Reg. Ref. 22/924 (Phase 3):** Permission was granted in 2023 for a Large-Scale Residential Development (LRD) for 138 no. residential units (100 no. houses and 38 no. duplex / triplex units) and all associated works on a c. 6.96 ha site to the west of the appeal site.
- **ABP-317374-23 Reg. Ref 221558 (Phase 2):** Permission granted (2024) to replace a permitted 4 storey apartment block containing 40 units with 29 dwellings.

5.0 Policy Context

5.1. Development Plan

- 5.1.1. The Meath County Development Plan 2021-2027 (incl. variations 1, 2 & 3) is the operative plan for the area. The Meath County Development Plan 2021-2027 hereafter referred to as MCDP, includes in volume 2 a written statement, a land use zoning map and cultural heritage map for Navan.

5.1.2. Zoning.

Zoning Category: C1 Mixed Use

Objective: To provide for and facilitate mixed residential and employment generating uses

Guidance: Lands identified for mixed use development are only appropriate in higher tier settlements. The objective on these lands is to provide opportunities for high-density mixed-use employment generating activities that also accommodate appropriate levels of residential development thereby facilitating the creation of functional 'live work' communities. These areas are generally located in proximity to high frequency public transport corridors. Where a residential component is proposed, the percentage of residential development in C1 zones shall generally not exceed 70% of the quantum of a development site. Exceptions may be facilitated on a case-by-case basis where a clear evidence base has been demonstrated.

5.1.3. Chapter 3 Housing

Navan is identified as a Key Town in the settlement strategy. Key towns are large economically active service and/or county towns that provide employment for their surrounding areas and with high-quality transport links and the capacity to act as growth drivers to complement the Regional Growth Centres

It is a Policy of the Council to:

SH POL 7 To encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable.

5.1.4. 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.

It is a Policy of the Council to:

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.

5.1.5. Master Plan 4

Master Plan 4 (agreed 2018) relates to lands between Clonmagadden Road and Kilsaran Lane with an area of c.27.5 hectares zoned for residential, community, open space, and mixed uses. There is a residential development 'Cluain Adáin' presently under construction in the Master Plan area.

5.2. National Policy and Guidance

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

- 5.4. 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 c1km to the south.

6.0 The Appeal

6.1. Grounds of Appeal

The grounds of the third-party appeal submitted on behalf of Owen Gilsenan are summarised below:

- The grounds of appeal (GoP) refer to the planning framework (masterplan) and history of the area which they state intended for the subject lands and the lands to the west to be developed as a service area / neighbourhood centre

for the surrounding residential development, providing a nursing home, health center, community facility, playground and anchor unit and retail units to serve new population of the area. They contend that since the original 2015 permission for the area, various applications and permissions have significantly denuded the function and servicing of the existing and new population and that the subject proposal, which would result in the loss of the permitted café unit, would result in further denudation of the intended master plan for the area.

- The GoP contend that the loss of the cafe would materially impact the function of the permitted retail building and area as a neighborhood center. It would negatively impact the creation of a sustainable neighborhood function for the area as was envisaged by the master plan and would therefore be contrary to policy SH Pol 7 of the MCDP.
- The removal of the café is unjustified, there is no basis for the applicants claim that there is no market interest in the permitted café unit. To the appellants' knowledge the unit was never actively advertised or marketed.
- While the applicants did include an indicative possible future cafe location as part of their further information response, as it does not form part of this application it must therefore be considered as an irrelevance to the Board reaching their decision.
- The proposal in expanding the retail offering and removing the café use, with a new off-licence, will achieve a net planning loss to this neighbourhood and its community.
- An off-licence is not a permitted or open for consideration use under the MCDP. Whilst it forms part of the, to be extended retail unit, its scale must require it to be considered as an independent use in this instance i.e. it must be considered on its own merits.
- The finding of the Alcohol Sales Study cannot be relied upon as it should have considered existing 'off-licence' in the wider area.

- The GoP submit that the proposal must be assessed against the existing retail and commercial offering within Navan, and in particularly the immediate local neighbourhood. It recommends that permission be refused on the basis of:
 - Negative impacts arising to existing businesses within Navan and other retail outlets as a result of loss of extensive levels of existing car parking provisions and loss of custom arising
 - Lack of mix of uses proposed within the subject site
 - Overconcentration of off-licences.
- The appellant has concerns regarding the scale and position of the off-licence, where it will be visible through windows from the main road.

6.2. Applicant Response

The applicant's response to the grounds of appeal can be summarised as follows:

- The proposal is for an ancillary off-licence where the display and sale of alcohol products for consumption off the premises is subsidiary to the main use for the sale of convenience goods, rather than being a destination alcohol only sales outlet.
- The proposed alcohol sales area is 6.7% of the gross floor area of the unit.
- Whilst there was no requirement to do so, the applicant undertook an Alcohol Sales Study to support the application. This study confirms that the proposal will not result in an over-supply of "off-licences" in the area
- The extended retail unit (including alcohol sales area) is intended to serve the day-to-day needs of the local community.
- The expectation is that the alcohol sales component will not result in any significant additional traffic or draw customers from outside of the immediate neighbourhood.
- The floor area proposed for the display and sale of alcohol will remain subsidiary less than 10% of the gross floor area of the unit to the use of the retail unit which relates to the sale of convenience goods

- The ancillary alcohol sales area is positioned within the retail unit in an area subject to controlled access and which has the benefit of natural surveillance by general staff during opening hours
- The board is requested to note that internal retail layouts may change overtime to suit a retailer's requirement. As such flexibility is required for the location of the ancillary alcohol sales area. In this regard, a condition requiring that the ancillary sales area be limited to no more than 10% of the gross floor area of the retail unit would ensure that the alcohol sales remain ancillary to the proposed primary function of the unit should the internal retail layout change over time.
- The original masterplan for the area (submitted under the 2015 application) was non-statutory and conceptual in nature. As such its components were broad, aspirational and designed to allow flexibility.
- The proposal would accord with the C1-Mixed use zoning for the area and remains consistent with the wider aims and objectives of the Masterplan.
- The neighbourhood centre was completed will provide, along with the subject retail unit, a medical centre, pharmacy, hairdresser, community building and childcare facility.
- No market interest was expressed in relation to the permitted café unit due to its limited size. However, there may be an opportunity, subject to market interest, for a pod style café on lands to the north of the retail unit. Since opening, the subject unit has been received positively by the local community.

6.3. Planning Authority Response

The planning authority is satisfied that the issues raised in the grounds of appeal were considered in the planning reports on file. They request that the Board uphold their decision to grant permission.

6.4. Observations

None

6.5. Further Responses

None

7.0 Assessment

7.1. The proposal is for amendment to the single storey retail building permitted under MCC. Ref. No. 22/395. The permitted retail building has a GFA area 980.70 sq. m and comprises a retail unit (supermarket) of c. 928 sq. m and ancillary café unit of c. 50 sq. m. The building has been constructed and on the date of inspection the retail unit was operational as a supermarket (Tesco). The proposal is to amalgamate the permitted retail and café units, to form a single retail unit with ancillary alcohol sales area. The proposal includes a change from café to retail.

7.2. The appeal site forms part of a larger Masterplan area at Clonmagadden, which is identified as MP4 in the MCDP. As per the MCDP, MP4 relates to lands between Clonmagadden Road and Kilsaran Lane, with a stated area of c. 27.5 ha zoned for residential, community, open space, and mixed uses. MP4 was agreed in 2018 and is non-statutory. A copy of the masterplan was not submitted with the application or appeal. However, it would appear from the information on file and the planning history of the area, that the appeal site and the adjacent lands to the west are intended as a 'neighbourhood centre' to cater for the day-to-day needs of the new residential community at Clonmagadden.

7.3. The appellants are concerned that the proposed development, which would result in the loss of the permitted cafe unit, would negatively impact the function of the retail building and the area as a neighborhood centre. They contend that provision of an expanded retail unit (with alcohol sales area) in lieu of the permitted café, will achieve a net planning loss to the neighbourhood and its community and that the proposal would therefore be contrary to policy SH Pol 7 of the MCDP, as follows:

*SH POL 7 Seeks to encourage and foster the creation of attractive, mixed use, sustainable communities that include a suitable mix of housing types and tenures with supporting facilities, amenities, and services that meet the needs of the entire community and accord with the principles of universal design, in so far as practicable*Policy

- 7.4. While I accept that the loss of the permitted Café unit would alter the intended function of the retail building, I do not accept that this alteration would have an undue impact on the function of the neighbourhood centre or that it would result in a 'planning loss'. I note from my observations during site inspection and the planning history associated with the area, that the neighbourhood centre, once complete, will provide a range of services to support the local community including, in addition to the subject retail unit (supermarket) a medical centre, pharmacy, community building and childcare facility. I also note that there is currently an application with Meath County Council (MCC Ref: 256082), for the construction of a new single storey building of 257 sq. m comprising a retail unit (67 sq. m) and a café unit (190 sq. m) on land to the immediate north of the appeal site. This application is due to be decided by 8th July 2025. In my opinion the neighborhood centre at Clonmagadden will provide for a suitable mix of services and facilities to support the existing and future residents of the area, in line with policy SH POL 7.
- 7.5. The appeal site is located on lands zoned C1 Mixed use in the Meath County Development Plan 2021-2027 (as varied) hereafter referred to as MCDP. The objective for this area is to provide for and facilitate mixed residential and employment generating uses. 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. Shops and supermarkets are listed as uses that are open for consideration within the C1 Mixed Use zone. I note that the principle of supermarket / retail unit on this site has been established under MCC. Ref: 22/395.
- 7.6. The applicants propose to incorporate an ancillary 'alcohol sales area' as part of the extended retail unit. This area is to be utilised for the sale and display of alcohol products (beers, wines and spirits) for consumption off premises, i.e. an off-licence. Off-licences are not listed as a use class in the MCDP. 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. I note that alcohol sales areas / off-licences are a common feature of large convenience shops / supermarkets. In my opinion the provision of an alcohol sales area / off-licence, that is ancillary to the main use of the premises for the sale of convenience goods, would

accord with the permitted use as a supermarket and would not undermine the C1 zoning objective for the area.

- 7.7. The proposed development would extend the floor area of the permitted retail unit / supermarket by c. 50 sq.m (gross). As per the plans submitted with the application, the internal floor area of the extended unit is to be divided between retail area and back of house. I calculate the net retail floor area at 652 sq. m, which is only c. 17 sq. m above the net retail floor area of the permitted unit. The additional retail floor area proposed is not significant. I do not anticipate that the proposed development would have any significant impact on local infrastructure services, including parking provision or that it would detract from existing retail and commercial business in Navan.
- 7.8. An Alcohol Sales Study was submitted with the application. The study identified three premises within a 1km catchment area, none of which are within 500m of the site. Of the three premises identified, only one offered a comparable off-licence service to that currently proposed, the 'Centra' at Blackcastle, c19 minute walking distance from the subject site. The other two premises are wine only retailers. The study concludes that given the quantity and nature currently in the study area, the sizeable residential population in the area and the ancillary nature of the alcohol sales area proposed, that the proposed part off-licence will not lead to an over provision of off-licences in the area. I have no objection to the methodology used in the study and I am satisfied based on the information provided that the proposed development would not result in an over -provision of off-licences in the area.
- 7.9. I note that the appellant has concerns regarding the scale of the off-licence proposed and its position, where it could be visible through windows and doors. The nature and extent of the alcohol sales area was queried at RFI stage. The applicants, in their response to the RFI request included a revised floor plan (Drawing No: 1965-OW1-XX-00-DR-1824) indicating an indicative alcohol sales area of 65.7sq. m (which equates to c. 6.7% GFA / c. 10% net floor area) occupying the southeast corner of the site. The alcohol sales area shown was indicative and the applicants requested a degree of flexibility in the internal retail layout to enable the ancillary sale of alcohol across the proposed enlarged retail unit while ensuring compliance with all relevant operational and regulatory standards. They suggested a condition requiring that the alcohol sales area be limited to no more than 10% of the gross floor area of the retail

unit to ensure that the floor area proposed for the sale and display of alcohol would remain subsidiary to the use of the retail unit for sale of convenience goods.

- 7.10. I refer the Board to condition four of the planning authority's decision which limits the display area of alcohol products to the area of the store detailed as the alcohol sales area on Drawing No: 1965-OW1-XX-00-DR-1824 or to no more than 10% of the gross floor area of the retail unit (emphasis added). The appellants have requested that in the case of a grant of permission the off license be specifically limited as per Meath County Council's decision.
- 7.11. I agree that there is a need to restrict the quantum of floor area dedicated to alcohol sales to ensure that the area remains ancillary to the primary function of the unit and I am satisfied that a limit of no more than 10% of the gross floor area as per the planning authority's decision is reasonable in this regard. In terms of its location within the store, I accept that a degree of flexibility in a grant of permission is reasonable. I note that the sale and display of alcohol (and alcohol related advertising) is governed under separate legislation. Regard is had to the Public Health (Alcohol) Act 2018 – Section 22, which contains a provision for structural separation of alcohol products in mixed retail outlets, such as supermarkets, convenience stores or neighbourhood shops, meaning that alcohol products cannot be displayed as routine grocery goods, and that children's exposure to alcohol in an every-day setting is limited.
- 7.12. In conclusion, I am satisfied that the proposed development, comprising the amalgamation of the retail and café units permitted under MCC Reg. Ref No. 22/395 to provide a single retail unit with ancillary alcohol sales area is acceptable in principle and would support the function and vitality of the neighbourhood centre at Clonmagadden by serving the day-to-day needs of the existing and expanding local community. I therefore recommend that planning permission be granted.

8.0 EIA Screening

- 8.1. I refer the Board to the completed Form 1 in Appendix 1.
- 8.2. The proposed development is not of a type listed under Part 1 or 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) nor is it considered

a sub-threshold development for the purposes of Schedule 7 of the Planning and Development Regulations. An EIAR is not therefore required.

9.0 AA Screening

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

9.2. The subject site is located at the Junction of Cluain Adain Way & Clonmaggaden Road in Navan Co. Meath. the site lies approximately 1km to the north of the River Boyne and River Blackwater SAC and SPA. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site. The reason for this conclusion is as follows:

- The small scale and nature of the development
- The location of the development in a serviced urban area, distance from European Sites and urban nature of intervening habitats.

I conclude, 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.

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

10.0 Water Framework Screening

10.1. I have considered the proposal in light of the objectives set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

I recommend that permission be granted subject to condition as outlined below.

12.0 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 for the current Meath County Development Plan in relation to this area, it is considered that subject to compliance with the conditions set out in the schedule below the proposed development would not seriously injure the amenities of the area or properties in the vicinity and would therefore be in accordance with the proper planning and development of the area.

13.0 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.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Meath County Council Register Reference No. 22/395 unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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

3. 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 10.00 pm at night.

Reason: In the interest of clarity and proper planning and 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

16th June 2025

Form 1 - EIA Pre-Screening

Case Reference	322148-25
Proposed Development Summary	Development consisting of an amendment to the permitted single storey retail building under Reg. Ref. No. 22/395 and with a change of use from café to retail, to provide a single retail unit and all associated site works.
Development Address	Junction Of Cluain Adain Way & Clonmaggaden Road, Clonmagadden, Navan Co. Meath
	In all cases check box /or leave blank
1. Does the proposed development come within the definition of a 'project' for the purposes of EIA? (For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	☒ Yes, it is a 'Project'. Proceed to Q2.
	☐ No, No further action required.
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2,	

Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	State the Class and state the relevant threshold
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	State the Class and state the relevant threshold

4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	
Yes ☐	Screening Determination required (Complete Form 3)
No ☒	Pre-screening determination conclusion remains as above (Q1 to Q3)

Inspector: _____ Date: _____