



comhairle chontae na mí
meath county council

Meath County Council

Planning Report

To: Gerard Kellett A/ Senior Executive Planner

From: Shoaib Khan Executive Planner

File Number: 2561295

Applicant: DTIL Limited

Development Address: Unit 40 Navan Town Centre, Kennedy Road, Navan, Co. Meath C15 K63F.

Application Type: Permission

Date of Site Inspection: 20/01/2026

Date of Report: 26/01/2026

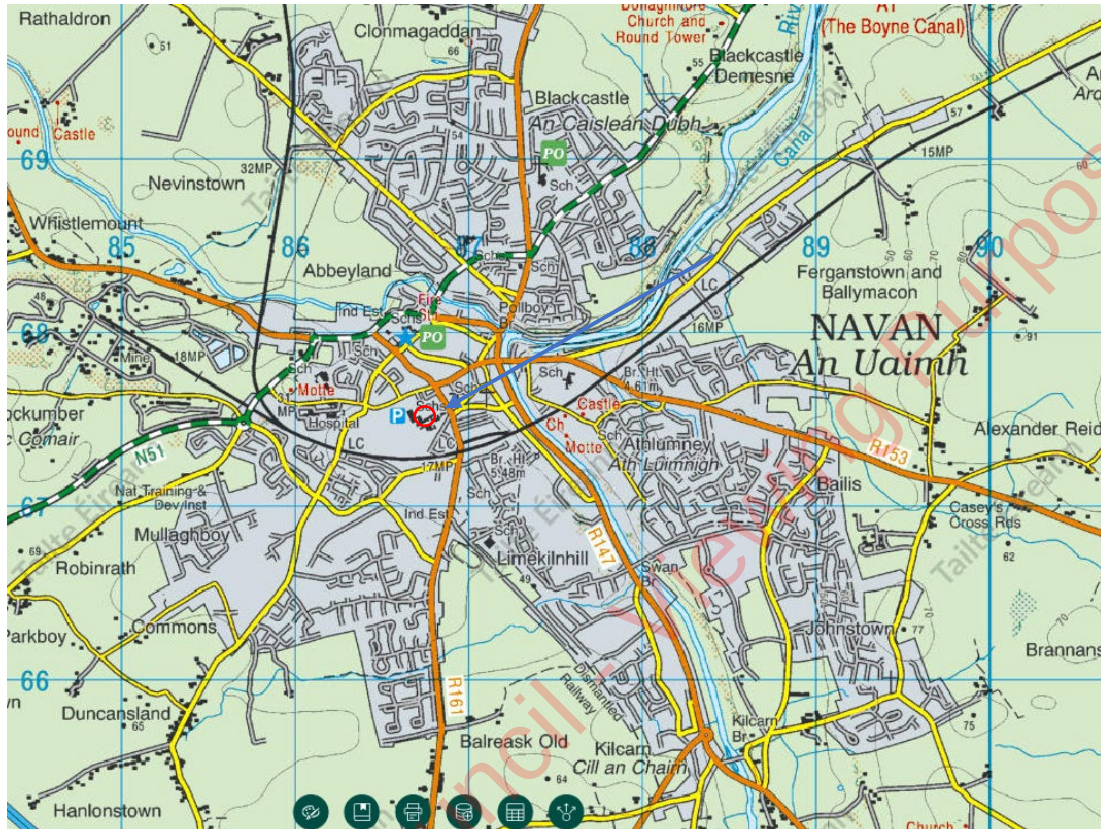
Date Decision Due: 30/01/2026

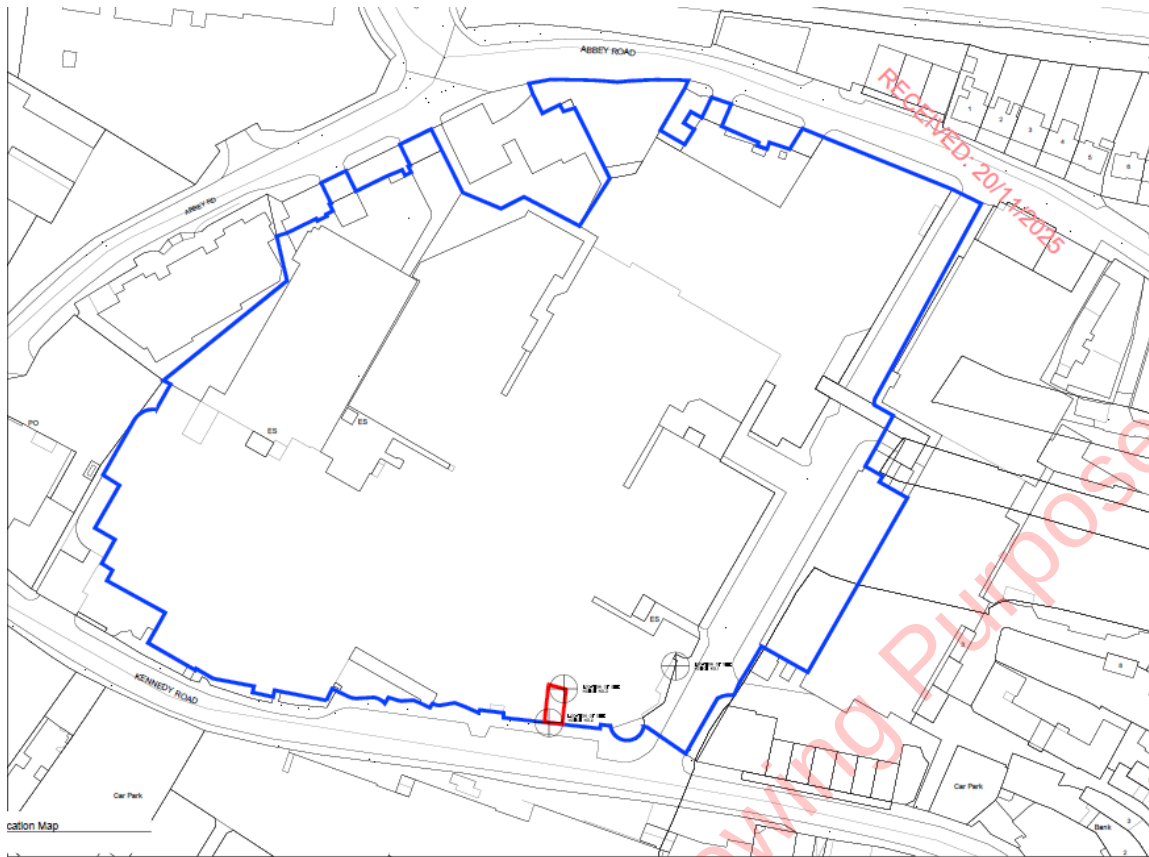
Development Description:

The development will consist of the change of use from Retail to a Sandwich Bar including a sit-down dining area of the existing ground floor, single storey, currently vacant retail unit 40 (59.9 sqm) that is accessed from the internal Navan Town Centre Shopping Mall with an existing shopfront and access door on the Kennedy Road south elevation with provision of internal Mall and external signage to the Kennedy Road south elevation and all associated works necessary to facilitate the development..

1.0 Site Location & Description:

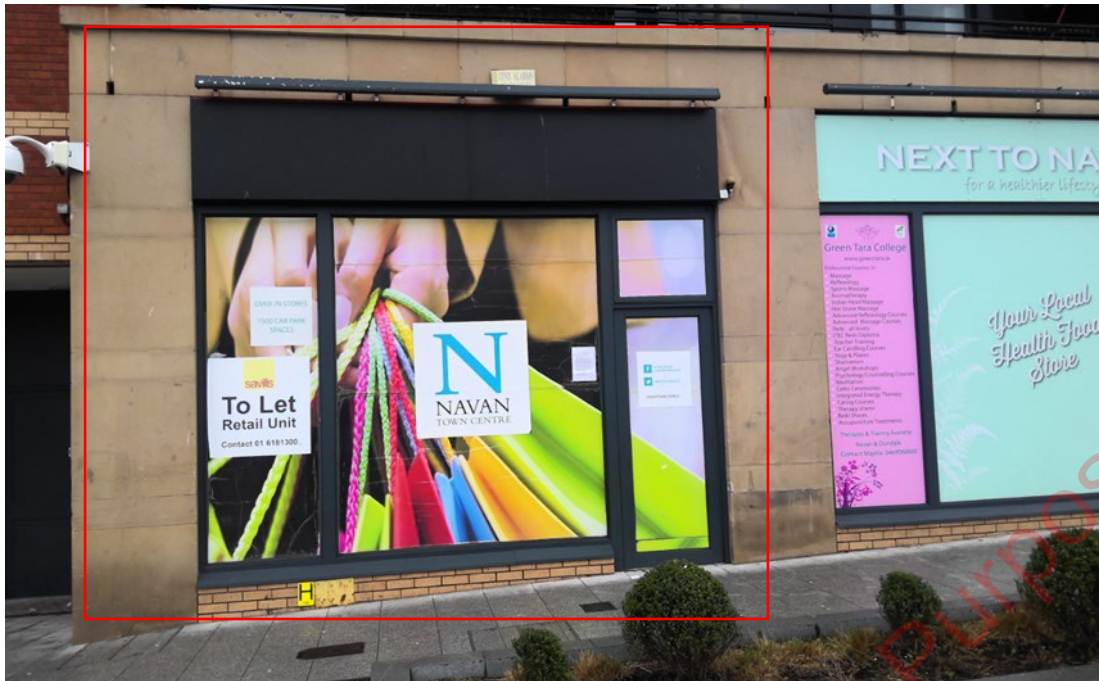
This application relates to an existing commercial premises located on the ground floor within Navan Shopping Centre and is only accessed from within the shopping centre. The area has been designated as B1 commercial town and village. The site lies just outside the Archaeological and Navan ACA areas. The site is part of the West Navan Lowlands Landscape Character Area, acknowledged for its moderate value and moderate sensitivity.





Site visit 20th January 2026





2.0 Proposed Development

The application seeks permission for a change of use from an existing vacant commercial (retail) property for the use as a sandwich bar with seating area, the proposed includes a secondary entrance/exit of the Kennedy Road.

3.0 Planning History

No planning history on site but the overall shopping centre development and nearby has an extensive planning history. The most recent and relevant history is listed as below.

- 2561256 DTIL Ltd Under consideration

the development will consist of the change of use from Retail to Doctor's Surgery incorporating 2no. consultation rooms and a reception/ waiting area, to the existing ground floor, single storey, currently vacant retail unit 42 (53.8 sqm) that is accessed from the internal Navan Town Centre Shopping Mall with an existing escape door to the Kennedy Road south elevation with provision of internal Mall & external signage with above fascia linear light fitting to the Kennedy Road southern elevation and all associated works necessary to facilitate the development.

- 24224 DTIL Limited Grant Conditional

the change of use from office /bank to café for sale of food and drinks for consumption within and off the premises internal seating area, alterations to existing unit in accordance with the lodged plans and documents to include and all associated/ancillary works.

NA181168

- NA160467 Sam McCauley Chemists Limited Conditional Grant

The interconnection of Units 3-4 and Unit 5, (2) the change of use in Unit 5 from retail use to pharmacy use (3) the removal of a mezzanine level within Unit 5 (4) the installation of signage to the shopfront internally within the mall and (5) all associated site works at Unit 3-4 & Unit 5, Navan Shopping Centre Kennedy Road Navan, Co. Meath.

- NA150656 Duignan McCarthy Conditional Grant

development will consist of a change of use from Retail to Office at ground and mezzanine floors of the Unit 1 (total area 262m²) as originally constructed maintaining the existing Kennedy Road elevation. The proposed new signage to Kennedy Road includes 2 no. new signboards and 4 no. LED window display panels behind the existing ground floor glazing as detailed on the application drawings Unit 1, Navan Town Centre Kennedy Road, Navan

- NA15057 Duignan McCarthy Conditional Grant

to carry out alterations to 2 no. retail units and to construct a new mezzanine at Navan Shopping Centre, Kennedy Road, Navan, Co. Meath. The development will consist of the amalgamation of 2 adjacent units, no's 37 and 39, forming a ground floor area of 174.9m² and the construction of a new mezzanine floor of 76.5m² within the combined units. New shop front glazing incorporating a roller shutter will be installed to the mall elevation and a new service access and exit door to the rear will be formed. Existing door openings to the service corridor will be infilled with a matching brick finish Units 37 & 39 Navan Town Centre Kennedy Road, Navan.

- NA150019 KBC Bank Ireland Ltd Conditional Grant

the development will consist of (1) The change of use from retail to bank in Unit 1 (262sq.m.), located on the southern elevation of the Navan Town Centre fronting onto Kennedy Road. (2) New shop front signboards and 4 no. LED display panels behind existing windows Unit 1 Navan Town Centre, Kennedy Road, Navan.

4.0 National and Local Planning Policy

- National Policy

Project Ireland 2040, The National Planning Framework (NPF) was formally adopted on 29/05/2018 (Circular FPS06/2018). The NPF sets out the national planning policy context.

- Regional Policy
The Regional Spatial and Economic Strategy (RSES)

- Local Policy.
Chapter 11 of the Meath County Development Plan 2021-2027 sets out the Development Management Standards and Land Use Zoning Objectives.

- All other relevant Section 28 Planning Guidelines have been considered in this assessment of this application.

5.0 Submissions

None.

6.0 Representations

None.

7.0 External Referrals

HSE (NEHS) Comments noted.

8.0 Internal Referrals

Transport email consultation, detailed below.

9.0 Pre-Planning Consultation

None.

10.0 Planning Assessment

In summary, the main planning considerations in the determination of this application are:

- Principle of Development.
- Siting, Layout & Design.
- Transportation & Access
- Flooding
- AA
- EIA

Each item for consideration will be expanded on in further detail below.

10.1 Principle of Development

The site is in an area zoned as B1 Commercial/Town or Village Centre where the zoning objective is *“To protect, provide for and/or improve town and village centre facilities and uses.”*

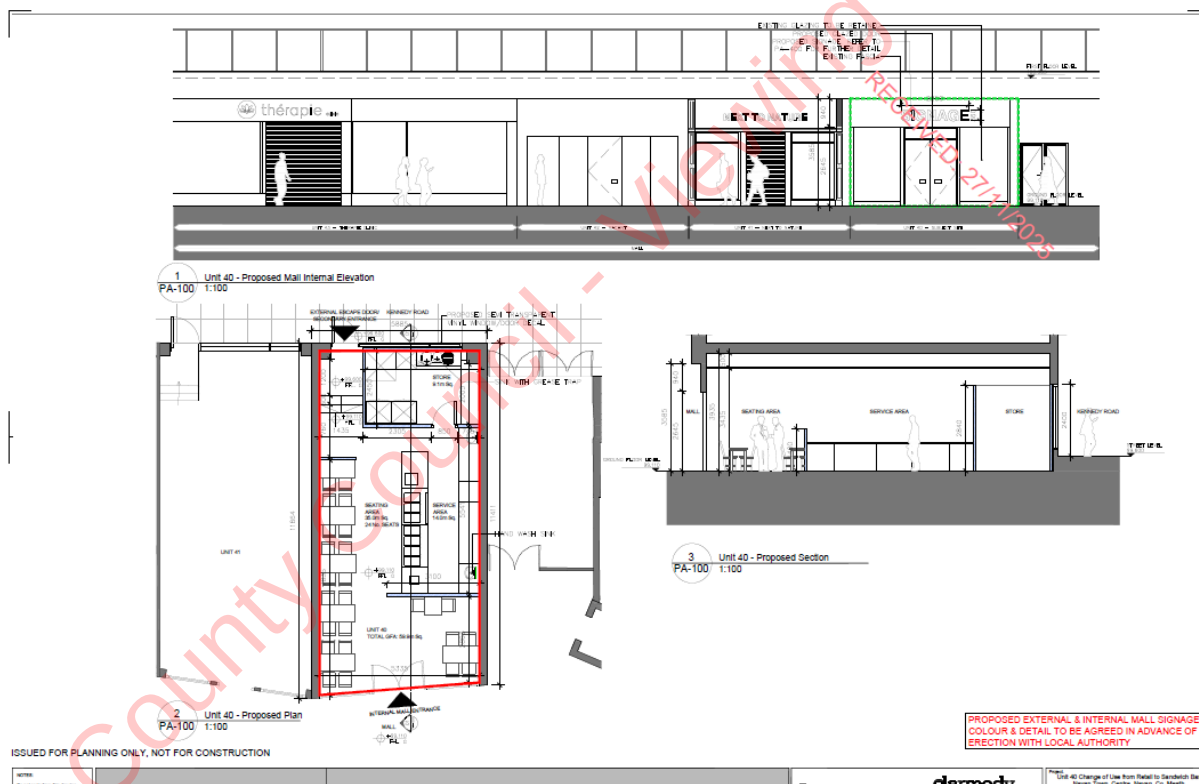
The proposed works involve a change of use of an existing retail space. Subject to all other planning and environmental factors, the proposal is deemed acceptable in principle.

10.2 Siting, Layout & Design

The development site mentioned in the application form is designated as 60 square meters and consists of currently unoccupied commercial premises (retail).

The site resembles the adjacent properties, featuring a standard front façade characterized by fully glazed panels.

The proposed modifications intend to implement internal changes to update the floor plan and accommodate a sandwich bar, along with updated signage at the front of the shop. additional operational details are provided it is claimed that the preparation of food will be done at another designated place and be delivered at regular intervals at the subject site therefore the site does not require any special equipment, additional services or vents etc. this is deemed acceptable.



Entrance/Access arrangements.

The property currently features an access/fire exit onto Kennedy Road, and the submitted floor plan aims to incorporate this as a secondary entrance/exit.

Transportation section was consulted regarding the proposal and has provided the following comments.

In terms of transportation there is no issue with an existing access door onto a footpath. The fact the door opens outwards and with the external escape door reference in the layout it appears to be a fire escape door and should be used for emergencies only if that is the case.

It is assessed the proposed access from the Kennedy Road as presented is substandard and only provides for a fire escape. In order to utilize entrance from the Kennedy Road the applicant is required to incorporate a more suitable entrance such as a double inward opening door towards the centre of the façade along with a fire escape if required by fire regulations. this could be conditioned and agreed prior to commencement of works.

10.3 Services

With regard to water supply, Section 20 of the submitted Application Form indicates the services to be provided by existing.

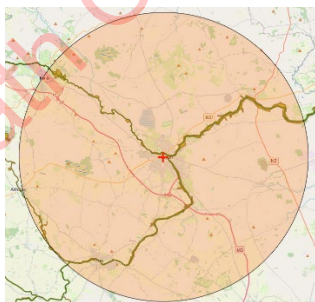
10.4 Flood Risk/ Surface Water

The application site is in a Flood Zone C for fluvial flooding i.e. the probability of flooding is less than 0.1% and, therefore at low risk of flooding. In the event of a permission grant, surface water-related conditions may be applied.

11.0 Appropriate Assessment

Article 6(3) of Council Directive 92/43/EEC (the Habitats Directive) compels competent authorities to undertake an appropriate assessment of any plan or project not directly connected with or necessary to the management of a Natura 2000 site but likely to have a significant effect thereon, either individually or in combination with other plans or projects.

‘Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities’ (2009) provide advice to planning authorities on their obligations under the Habitats Directive. The document, “Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities”, states that where, from the nature, size and location of the development, it is unclear if the proposal will have a significant effect on a Natura 2000 site(s), a Natura Impact Statement will be required. The application site is not within any designated Natura 2000 site. However, the nearest sites located within 15km of the subject site are somewhat proximate and are listed as follows:



- *River Boyne and Blackwater SAC 002299 and SPA 004232*

The Planning Authority considered the nature, scale, and location of the proposed development and other plans and projects (where there could be potential for cumulative or in-combination effects), the conservation objectives/ qualifying interests of European Sites within the vicinity of the site and the distance to European Sites, any protected habitats or species, the WFD catchment location, the underlying aquifer type and vulnerability and the excavation works, emissions, transportation requirements and duration of construction and operation and cumulative impacts associated with the proposal.

The Planning Authority's Screening for Appropriate Assessment has considered the potential effects including direct, indirect and in-combination effects of the proposed development, individually or in combination with the permitted developments and cumulatively with other plans or projects on European Sites. The Planning Authority concludes that the proposed development (entire project), by itself or in combination with other plans and developments in the vicinity, would not be likely to have a significant effect on European Site(s). In light of this, it is considered that a Stage 2 Appropriate Assessment (Natura Impact Statement) is not required in this instance.

12.0 Environmental Impact Assessment

The Planning Authority is required to determine if the proposed development requires an Environmental Impact Assessment (EIA) The proposed development is not a development type listed under Part 1 or 2 of Schedule 5 of the Planning & Development Regulations 2001-2025, nor is it considered a sub-threshold development for the purposes of Schedule 7 Planning & Development Regulations 2001-2025 and will not on its own or cumulatively with other projects result in significant effects on the environment and as such an EIAR is not required.

13.0 Development Contributions

Development Contributions are applicable and will be calculated in accordance with the Meath County Council Development Contribution Scheme 2024 – 2029. The change of use within the same class uses and the contributions charged for the overall Navan Shopping Centre are paid in full therefore no additional contributions are required.

14.0 Recommendation

Having regard to the suitability of the site from a technical perspective, together with the nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the development would comply with the provisions of the Meath County Development Plan 2021-2017 and would be in accordance with the proper planning and sustainable development of the area.

It is recommended that the application for PERMISSION be GRANTED subject to the conditions stipulated in the schedule below.

Schedule of Conditions

1. The development shall be carried out in strict accordance with plans and particulars lodged with the Planning Authority on 27/11/2025 except as may otherwise be required 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: To clarify the plans and particulars for which permission is granted.

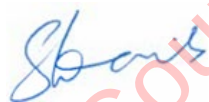
2. The proposed access from Kennedy Road has been evaluated and found to be inadequate, serving only as a fire escape. To use the entrance from Kennedy Road, the applicant must implement a more appropriate entryway, such as a double inward-opening door positioned towards the center of the façade, in addition to a fire escape if mandated by fire safety regulations. The updated entrance specifications must be submitted and approved before the start of any work.

Reason: In the interest of orderly development.

3. Notwithstanding the exempted development provisions of the Planning & Development Regulations 2001-2025, and the proposed replacement signage, no additional advertisement or advertisement structure 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, whether or not such development would otherwise constitute exempted development, unless authorised by a separate grant of permission.

Reason: In the interests of visual amenity

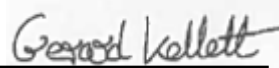
GRANT



Shoaib Khan
Executive Planner
Date: 26/01/2026

RECOMMENDATION
ACCEPTED

26th January 2026

SIGNED: 

Gerard Kellett
Senior Executive Planner

Advice Notes

1. The Applicant is advised that in accordance with the provisions of Section 34(13) of the Planning and Development Act 2000-2023 a person shall not be entitled solely by reason of a permission to carry out any development.

2. It should be clearly understood that a grant of permission does not relieve the Applicant/ Developer of the responsibility of complying with any requirements under other statutory codes affecting the development.
3. This permission does not confer title. It is the responsibility of the Applicant/Developer to ensure that they control all the lands necessary to carry out the proposed development.
4. This permission does not alter or extinguish or otherwise affect any existing or valid right of way crossing, impinging or otherwise pertaining to these lands.
5. A grant of planning permission does not entitle a person to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner
6. The Applicant/Developer shall make all necessary arrangements to apply for and obtain a Road Opening License(s) from Meath County Council in respect of all openings in public areas and shall pay Road Opening License fees and Road Restoration costs. The Applicant/Developer shall abide by all of the conditions as set out in said license(s).
7. During construction the Applicant should provide adequate off carriageway parking facilities for all traffic associated with the proposed development, including delivery and service vehicles/trucks. There shall be no parking along the public road.
8. No muck, dirt, debris or other material should be deposited on the public road or verge by machinery or vehicles travelling to or from the site during the construction phase. The Applicant/Developer should arrange for vehicles leaving the site to be kept clean.
9. All waste generated during construction, including surplus excavation material to be taken off-site, shall be only recovered or disposed of at an authorised site which has a current Waste Licence or Waste Permit in accordance with the Waste Management Acts, 1996 to 2008. This shall not apply to the reuse of excavated uncontaminated soil and other naturally occurring material within the Applicant's site boundary.
10. In accordance with the Wildlife Act, any necessary hedgerow removal should be carried out outside of the main bird nesting season (March 1st to August 31st, inclusive).
11. All Applicants are advised to make themselves aware of the requirements of the Building Control Regulations 1997 to 2015 and the Construction Products Regulations (CPR) (Regulation (EU no. 305/2011). Information leaflets can be viewed or downloaded from the Department of Environment, Community and Local Government website <http://www.environ.ie/en/>.
12. Where the Applicant/Developer proposes to connect to a public water/wastewater network operated by Irish Water, the Applicant must sign a connection agreement with

Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

13. In the interest of Public Health and Environmental Sustainability, Uisce Éireann Infrastructure capacity requirements and proposed connections to the Water and Wastewater Infrastructure will be subject to the constraints of the Uisce Éireann Capital Investment Programme. All work to comply with current Uisce Éireann Code of Practice for Water and Wastewater. Any proposals by the Applicant to divert or build over existing water or wastewater services should be submitted to Uisce Éireann for written approval prior to works commencing.
14. In the event it is necessary to import soil and stone or topsoil for any element of the proposed development to Applicant shall ensure a Certificate of Registration or Waste Facility Permit as per the Waste Management (Facility and Registration) Regulations 2007, as amended is secured in advance of the works or an under Article 27 declaration submitted to the Environmental Protection Agency.
15. The reuse of excavated soil and stone being reused within the curtilage of the proposed development will have no waste implications here by virtue of non-application of the Act, as referenced under Article 4 of the European Community (Waste Directive Regulations) 2011. Any soil and stone deemed surplus to requirements and that is to be exported from the site should be treated as either a Waste (removal to an appropriately authorised facility) or a by-product (Under Article 27 declaration) and not both.
16. The production and use of waste derived aggregates should not be used onsite in the absence of an Article 28 'End of Waste' status issued by the Agency. All waste derived onsite shall be removed to an appropriately licensed facility and there will be NO crushing conducted onsite without receiving a Waste Facility Permit or Certificate of Registration from Meath County Council.
17. The Applicant is advised to contact the ESB in advance of commencement of construction in relation to works adjacent to electricity infrastructure.
18. A Fire Safety Certificate may be required for elements of the development under Part III of the Building Control Regulations.

Note 1: Fire safety issues with regard to the design, layout and construction of the proposed buildings, as well as all proposed active and passive fire protection systems will be examined in more detail by the Fire Officer at certification stage.

Note 2: The design of dwelling units should incorporate the relevant provisions of Technical Guidance Document B, Volume 2, Dwelling Houses.

19. Planning Compliance must be submitted (hard copies not required) by email to planningcompliance@meathcoco.ie and must include a cover letter stating the condition number(s) the submission refers to and outlining relevant compliance issues together with the appropriate drawings/reports in PDF format.