



## Board Direction

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**Ref: PL18.245303**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10<sup>th</sup> November 2015.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, and in accordance with the draft reasons, considerations and conditions set out below.

### REASONS AND CONSIDERATIONS

Having regard to the nature and scale of the proposed development, which would provide a service to the local community, to its town centre location, and to the town centre land use zoning objective for the site as set out in the Carrickmacross Town Development Plan 2013 - 2019, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not adversely affect the character or integrity of the designated Architectural Conservation Area, would not detract from the setting of adjacent protected structures, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### CONDITIONS

1. Plans Partic incl. FI
2. The funeral home shall not operate outside the hours of 08.00 to 22:30.

**Reason:** In the interests of orderly development and of the amenities of the area.

3. The use of the basement area associated with the existing structure shall be limited to uses ancillary to the main use as a funeral home, and shall not be used for any other purpose, unless authorised by a prior grant of planning permission.

**Reason:** In the interests of clarity, and to allow the assessment of any future use of the basement in the context of the use hereby permitted.

4. Prior to the commencement of development, a plan shall be submitted to and agreed in writing with the planning authority, indicating how it is proposed to control vehicular and pedestrian traffic associated with the funeral home, particularly during removals, to ensure that pedestrian access to the building and traffic access to the adjoining car park are marshalled in a controlled and safe manner.

**Reason:** In the interest of traffic and pedestrian safety and convenience.

5. Details of the proposed on-site staff parking area shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of traffic safety and convenience.

6. Details, including samples, of the proposed shopfront/design shall be agreed in writing with the planning authority prior to the commencement of development. Only high quality materials shall be used.

**Reason:** In the interest of the visual amenity of this sensitive town centre area in close proximity to protected structures and within an Architectural Conservation Area.

7. No advertisement, advertising structures, flags, symbols, emblems, logos or other advertising devices shall be erected or displayed on the building or within the curtilage of the site in such a manner as to be visible from the outside of the building, unless authorised by a prior grant of planning permission.

**Reason:** In the interest of the visual amenity of this sensitive town centre area in close proximity to protected structures and within an Architectural Conservation Area.

8. Urban WaterDrain

9. Section 48 unspecified

Board Member: \_\_\_\_\_ Date: 27<sup>th</sup> November 2015  
Fionna O' Regan