



An
Bord
Pleanála

Board Direction
BD-007328-21
ABP-308259-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the 'Town Core' zoning which applies to the site under the Cavan County Development Plan 2014-2020, under which funeral home uses are permitted in principle, together with the nature and scale of the proposed development, the accessible location of the site and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the proposed development would not be prejudicial to pedestrian and traffic safety and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1.	<p>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.</p> <p>Reason: In the interest of clarity.</p>
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2.	<p>Prior to the commencement of development, the developer shall submit, for the written agreement of the Planning Authority, proposals for public lighting within the rear car park, which shall provide adequate protection for adjoining residential properties from light spill.</p> <p>Reason: In order to protect the amenity of adjoining residential occupiers</p>
3.	<p>Details of proposed external signage and associated lighting shall be submitted to the Planning Authority and agreed prior to the commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
4.	<p>The embalming process shall not take place on the site.</p> <p>Reason: In the interest of clarity.</p>
5.	<p>Model ABP Irish Water Condition</p>

Board Member

Date: 19/01/2021

Terry Ó Niadh