



An
Bord
Pleanála

Board Direction
BD-007623-21
ABP-308461-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/02/2021.

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

Reasons and Considerations

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Reasons and Considerations

1. It is considered that the proposed change of use from a commercial development to a crematorium and funeral home would constitute a haphazard and piecemeal development on lands more suitable for agricultural commercial development. It is considered that the surrounding land uses are generally unsuitable and unsympathetic for the use of the subject site as a crematorium and funeral home. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Notwithstanding the proposed changes to the elevational treatment of the building, it is considered that the former industrial/commercial building is of a size, scale and design which is generally unsuitable and unsympathetic to accommodate a crematorium and funeral home and as such the proposed development would adversely affect the visual amenities of the area and therefore would be contrary to the proper planning and sustainable development of the area.
3. In the absence of specific data, the Board is not satisfied based on the information submitted with the application and appeal that the proposed development would not seriously impact on the residential amenities in the vicinity of the subject site arising from excessive noise and air pollution emissions. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 02/03/2021

Maria FitzGerald