

An
Bord
Pleanála

Board Direction
BD-011890-23
ABP-312373-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2023.

The Board decided to make a split decision, to

- (1) grant permission for retention of elevational alterations to the existing dwelling, for the following reasons and considerations and subject to the attached condition.

Reasons and Considerations

Having regard to the existing dwelling and modest nature of the alterations it is considered that the development would be in accordance with the proper planning and sustainable development of the area.

Condition

The alterations are in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 9th day of November 2021.

Reason: In the interest of clarity.

and

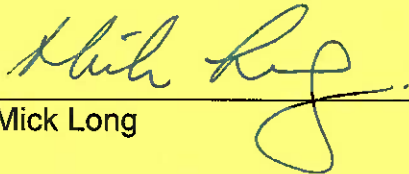
- (2) refuse permission for retention of floor slab and erection of a funeral undertakers building for the preparation for presentation of deceased persons,

the storage of coffins and funeral furniture, the parking of a private ambulance and funeral hearse and all associated site works generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the nature of the proposed development and its location immediately adjoining a residential property, it is considered that the proposed development would be incompatible with the surrounding land use and seriously injure the residential amenities and depreciate the value of adjoining properties. The Board also noted that ED-P-3 directs industrial buildings and processes to settlements, unless directly related to a site specific resource. The proposed development would therefore conflict with Policy ED-P-14 of the Donegal County Development Plan 2018-2024 (as amended) and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development and stated use of the funeral undertakers building in particular, the Board is not satisfied that the applicant has indicated how the development would be adequately serviced. The proposed development would therefore be prejudicial to public health and would be contrary to with the proper planning and sustainable development of the area.

Board Member:


Mick Long

Date: 13/03/2023