

An  
Bord  
Pleanála

**Board Direction**  
**BD-015252-24**  
**ABP-315439-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

The Board decided to make a split decision, to

- (1) grant permission (subject to conditions) for retention permission for the removal of plant room at rooftop level,

for the reasons and considerations marked (1) under and subject to the conditions set out below, and

- (2) refuse permission to refurbish an existing steel open frame structure to the rear of the building and incorporate it into the approved funeral home to accommodate an electric cremator and associated 3 no. flues and ancillary site works including landscaping,

for the reasons and considerations marked (2) under.

## **REASONS AND CONSIDERATIONS (1)**

Having regard to the Z10 zoning of the site, the scale of the subject site, the extensive nature of development on site and the approvals for development on the subject site, subject to compliance with the conditions set out below, it is considered that the development proposed to be retained, is acceptable, will not injure the amenities of the area, will accord with the provisions of the current Dublin City Development Plan 2022-2028 and with the proper planning and sustainable development of the area.

### **Conditions**

1. The development to be retained shall be carried out and completed in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

## **REASONS AND CONSIDERATIONS (2)**

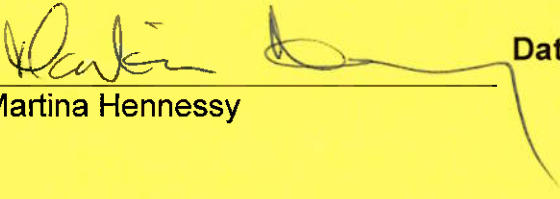
The proposed development, as presented, would materially contravene the “Z10 *Inner Suburban and Inner City Sustainable Mixed Use*”, zoning of the site, as set out in the Dublin City Development Plan 2022 - 2028, which seeks ‘*to consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses*’, as it would serve to adversely affect the amenities of premises in the vicinity, including residential amenity, would unduly diminish neighbouring development potential and thus the consolidated and comprehensive development of the area and would therefore, as a result, prejudice the proper planning and sustainable development of the area.

### **Note:**

The Board noted the Inspector’s consideration of site suitability for crematoria as set out in UK guidelines. The Board took the view that the substantive reason for refusal relates to the Z10 zoning for the site as set out in the Dublin City Development Plan

2022-2028, which does not include crematoria as a Permitted Use or Open to Consideration.

**Board Member:**

  
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Martina Hennessy

**Date:** 29/01/2024