



An
Bord
Pleanála

Board Direction
BD-016903-24
ABP-316366-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/07/2024.

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

Reasons and Considerations

Having regard to the absence of a designated parking/setdown area associated with the subject site, to the prominent location of the site on a heavily trafficked roundabout in Kilbeggan, to the shared function use of the paved area fronting the subject site, and to the congregation of pedestrians and vehicle movements in an uncontrolled public space, it is considered that the proposed change of use to a funeral undertakers would result in an inappropriate use given the absence of parking associated with the subject site, would result in undue congestion due to the absence of on-street parking and proximity to the roundabout, would result in serious pedestrian and traffic hazard, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Eamonn James Kelly

Date: 03/07/2024

Eamonn James Kelly

Note

The Board was not clear as to the nature of shared use, if any, of the rear access to the premises for residential purposes with respect to its proximity to the window of the embalming room. Given the substantive reasons for refusal set out above, however, the Board decided not to seek further information in this regard at this time.