



Planning and Development Acts 2000 to 2020

Planning Authority: Cavan County Council

Planning Register Reference Number: 20/285

Appeal by Shane P. and Elisha O'Reilly of Mill Cottage, Mullaghland, Mullagh, County Cavan against the decision made on the 31st day of August, 2020 by Cavan County Council to grant subject to conditions a permission to Josephine Anne Gargan care of Hanley Taite Design Partnership of Virginia Shopping Centre, Virginia, County Cavan in accordance with plans and particulars lodged with the said Council:

Proposed Development: Change use of premises previously used as a financial institution to use as a Funeral Home, erect signage, together with all associated site works at Unit 3, Ardlo Manor, Mullagh, County Cavan.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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 set out 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. 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.

Reason: In the interest of clarity.

2. Prior to 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.

Reason: In order to protect the amenity of adjoining residential properties.

3. Details of proposed external signage and associated lighting shall be submitted to the planning authority and agreed in writing prior to commencement of development.

Reason: In the interest of visual amenity.

4. The embalming process shall not take place on the site.

Reason: In the interest of clarity.

5. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Irish Water.

Reason: In the interest of public health.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021