



Planning and Development Acts 2000 to 2020

Planning Authority: Donegal County Council

Planning Register Reference Number: 20/51053

APPEAL by Lawrence Donnelly and Sane Stewart care of Harley Planning Consultants Limited of 1 Melmount Park, Strabane, County Tyrone against the decision made on the 24th day of September, 2020 by Donegal County Council to refuse permission.

Proposed Development: Change of use of commercial premises to a crematorium, funeral home, ancillary accommodation, elevational treatment, memorial garden, parking, connection to existing septic tank and all associated site works at Monclink, Manorcunningham, County Donegal.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations 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

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. The proposed development would adversely affect the visual amenities of the area and would, therefore, 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.

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2021.