



An
Bord
Pleanála

Board Order ABP-312373-22

Planning and Development Acts 2000 to 2021

Planning Authority: Donegal County Council

Planning Register Reference Number: 21/51591

Appeal by James Walsh care of Nicholas O'Dwyer Limited of Unit 4E Nutgrove Office Park, Nutgrove Avenue, Dublin and by Ann Doherty of Ballyliffin, Clonmany, Inishowen, County Donegal against the decision made on the 2nd day of December, 2021 by Donegal County Council to grant permission, subject to conditions, to Orla McFeely care of North West Modern Designs of 42 Marian Park, Buncrana, County Donegal for development comprising retention of (1) elevational alterations to existing dwelling, and (2) foundations, rising walls to sub floor and floor slab and permission for 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 a funeral hearse and all associated site development works, at Ballyliffin, Clonmany, County Donegal in accordance with the plans and particulars lodged with the said Council.

Decision

GRANT permission for retention of elevational alterations to existing dwelling in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for retention of foundations, rising walls to sub floor and floor slab and permission for the 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 a funeral hearse and all associated site development works based on the reasons and considerations marked (2) under

Reasons and Considerations (1)

Having regard to the location of the existing dwelling, removed from nearby residential development, and modest nature of the proposed alterations it is considered that retention of this element of the development, subject to compliance with the conditions set out below, would be in accordance with the proper planning and sustainable development of the area.

Condition

1. This element of the development shall be retained 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.

Reasons and Considerations (2)

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 would seriously injure the residential amenities and depreciate the value of adjoining properties. The Board also noted that Policy ED-P-3 directs industrial buildings and processes to settlements, unless directly related to a site-specific resource. It is further considered that the proposed development would, therefore, conflict with Policy ED-P-14 of the Donegal County Development Plan 2018 - 2024 (as amended) and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the nature of the proposed development and the 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 contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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



Dated this 23 day of March 2023.