



An
Bord
Pleanála

Board Order
ABP-316366-23

Planning and Development Acts 2000 to 2022

Planning Authority: Westmeath County Council

Planning Register Reference Number: 21530

APPEAL by Clodagh Heffernan care of Emma Pillion Planning of Fardum, Athlone, County Westmeath against the decision made on the 31st day of March, 2023 by Westmeath County Council to grant, subject to conditions, a permission to Bernard O'Grady care of D. Clear Construction Limited of Morrow, Gaybrook, Mullingar, County Westmeath for the proposed development.

Proposed Development: Change of use of part of protected structure B37 from a commercial premises to a funeral directors' premises incorporating existing entrance hall, prep and family room, office with display area and associated signage and all associated site works, all at The Crescent, Kilbeggan, County Westmeath, as revised by the further public notices received by the planning authority on the 25th day of July, 2022.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Member of An Bord Pleanála

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

Dated this *16th* day of *July*, 2024.