



An
Bord
Pleanála

Inspector's Report

ABP-316366-23

Development

Change of use of part of protected structure B37 from a commercial premises to a funeral directors premises incorporating entrance hall, prep and family room, office with display area and associated signage and all associated site works.

Location

The Crescent, Kilbeggan, Co. Westmeath

Planning Authority

Westmeath County Council

Planning Authority Reg. Ref.

21530

Applicant(s)

Bernard O Grady

Type of Application

Permission.

Planning Authority Decision

Grant with Conditions

Type of Appeal

Third Party

Appellant(s)

Clodagh Heffernan.

Observer(s)

None.

Date of Site Inspection

20th of May 2024.

Inspector

Caryn Coogan

1.0 Site Location and Description

- 1.1. The site is located in Kilbeggan, Co. Westmeath. It is located on a roundabout at the junction of Upper Main Street and the Dublin Road and Tullamore Road.
- 1.2. The subject site is the ground floor one section of a large Protected Structure (RPS No. 038-046) which was originally an 8No. bay two storey hotel but was subdivided over the years into independent uses. The subject site is 72.27sq.m. consisting of 3No. ground floor rooms. From my site inspection, I noted the change of use is in place. The front façade of the Protect Structure has been radically altered over time. According to the National Architectural Inventory, this has occurred over the preceding ten years. I noted some of the original Gothic features remain on the front facade.
- 1.3. The entire building hosts a mixture of residential and commercial uses. I noted the local Post Office is on the ground floor of part of the building.
- 1.4. The subject site also provides access to the upper floors on the building.
- 1.5. The site is located in an Architectural Conservation Area and is highly visible on the east approach of Main Street, Kilbeggan.
- 1.6. There is a laneway to the rear of the property. The laneway provides rear access to yard/ garden areas associated with the protected structure.
- 1.7. The proposed carparking associated with the change of use is to be provided at St. James Church, 60metres from the site on Harbour Road

2.0 Proposed Development

- 2.1. Permission for change of use of protected structure B37 from commercial premises to a Funeral Directors premises incorporating existing entrance hall, pre and family room, office with display area and associated signage.
- 2.2. The further information received on 21st/ Dec/ 2021 indicated there were no recent works carried out to the subject building. All the parking associated with the development will be accommodated within the grounds of the church carpark,

60metres from the site (letter confirming same). There is a letter describing the embalming procedure.

- 2.3. The clarification of further information submitted on 26th of May 2022. The shared surface in front of the building shall be used as a set down area for the hearse and movements of the deceased into and out of the funeral home.

3.0 Planning Authority Decision

3.1. Decision

The planning authority granted planning permission for the proposed development subject to 8 No. conditions. The following conditions are worth noting, in particular Condition No. 2.

Condition No. 2:

This permission shall be of limited duration for a period of 3 years only from the date of the Final Grant of Planning Permission. On expiry of that period, the use shall cease unless its continued use has been authorised by a Further Planning permission.

Reason: In the interest of proper planning and sustainable development.

Condition No. 3

Prior to commencement of the development the developer shall pay a special levy of €3000 as a contribution towards the installation of traffic control measures to segregate pedestrians from the traffic movements associated with the proposed development.

Reason: Exceptional costs not covered by the Development Contribution Scheme.

3.2. Planning Authority Reports

3.2.1. Planning Reports

1st Report

- Kilbeggan is designated as a self-sustaining growth town. CPO 15.6 of the CDP seeks to provide for a strengthened vitality of the town. It is the Council policy to facilitate the expansion of the town and the range of services and facilities available. The use as a funeral undertakers is permitted under the zoning matrix for mixed zoned lands.
- The footprint will remain as existing there are no external alterations proposed.
- The carparking at St. James Church is acceptable.

Recommended Further Information.

2nd Report.

- An Architectural Assessment Report is required for the Protected structure.
- There is no clarity regarding the hearse, and there are physical restraints at the site.

Clarification of Further Information is recommended.

3rd Report

The planning authority considers the area in front of the building is a public footpath, and parking of vehicles does occur in this area. However, the parking associated with the development may alter the public realm in front of the building and at the junction, therefore a temporary planning permission should be granted.

3.2.2. Other Technical Reports

Fire Department: No objection subject to conditions;

Engineering: A Traffic and Transport Assessment report are required. Consent from the beneficiaries of the carparking to the rear. The second report recommended a grant of permission subject to conditions that the parking will occur at the church and there should be a traffic management and pedestrian management plan in place.

Environment: No objection subject to 3 conditions which related to hours of operation, embalming chemicals and clinical waste.

3.3. Prescribed Bodies

No submissions.

3.4. Third Party Observations

The third party appellant, Ms. Clodagh Heffernan objected to the proposal on the following grounds:

- Traffic chaos
- Inappropriate location for the proposed use
- Embalming in the building, regulations, etc
- Disposal of chemicals and blood
- Devalue her property and affect her amenities

4.0 Planning History

4.1 Planning Reference 06/ 4325 (ABP Ref: 25K.225702) : _Maura Nolan applied for retention planning permission for:-

- (i) 2No. windows and 1No. door to the rear of the building
- (ii) pedestrian access gateway to rear garden
- (iii) change of use from a commercial premises to post office
- (iv) Change of use of premises to a post office
- (v) Single storey extension to include a dog grooming facility.

Protected Structure Reference B37

It was granted planning permission on appeal on 24th of April 2008.

5.0 Policy Context

5.1. Development Plan

In the Westmeath County Development 2021-2027, the site is zoned '**Mixed Use**' **Map 5**. The relevant section of the County Development Plan is 8.3.2 Kilbeggan

Settlement Plan. This covers General Policy Objectives for Kilbeggan, Economic Policy Objectives, Sustainable Community Policy Objectives, Commercial and Retail Objectives, Tourism, regeneration, Placemaking, and Heritage policies.

Of note:

CPO 8.75 Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.

CPO 8.76 Actively engage with the community, developers and other agencies to secure resources for the enhancement, renewal and regeneration of the public realm in Kilbeggan.

CPO 8.77 Prioritise the improvement of the streetscape and heritage assets of the town centre, to continue environmental improvements, in order to enhance the towns attractiveness for residents and visitors.

CPO 8.81 Protect and maintain the Architectural Conservation Area (ACA) in Kilbeggan and the buildings within the ACA and resist development proposals that would undermine the setting and interpretation of any structure located within the ACA.

5.2. EIA Screening

Having regard to the nature and type of development proposed, it is not considered that it falls within the classes listed in Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations as amended, and as such preliminary examination or an environmental impact assessment is not required.

6.0 The Appeal

6.1. Grounds of Appeal

This appeal has been taken by Clodagh Hffernan, Kiringal House, Upper Main Street, Kilbeggan.

6.1.1 *Proposed Use*

- The proposed site consist of a two and a half storey unit within a wider protected structure. The applicant has chosen the red line (site boundary) as its shown because the remainder of the building appears to have been converted to apartments at first and second floor without the benefit of planning permission and the works to the rear of the premises were refused by An Bord Pleanala. And never regularised. Despite the location of the red line, the property is one planning unit, with shared front doors, common hallways and no compartmentalisation in terms of uses. It is not normal to have residents use the same front door as mourners. The red line may have been used to avoid the issue of the unauthorised conversion of the remainder of the building that may be perceived to compound an unauthorised use of a protected structure.
- The initial application did not make any reference to embalming / use of chemicals/ storage of medical waste, nor did it refer to the process of loading/unloading bodies or general operations on a daily basis.
- The proposed use while acceptable in terms of zoning, is completely incompatible with the protected structure, site size and adjoining residential uses. The drawings do not outline where bodies are to be washed, where waste is to be stored. The planning authority accepts the situation is not ideal but has accepted it on a temporary basis.
- The application presents the least amount of information which would appear to facilitate an incomplete application, particularly in relation to pedestrian safety, parking, access, residential amenity and architectural protection.

6.1.2 ***Principle of the Development***

- The proposed development is for a funeral home on a mixed use zone in Kilbeggan. The proposed use is 'open for consideration' in accordance with the Westmeath County Development Plan 2021-2027.
- CPO 15.6 states it is policy to provide for, protect and strengthen the vitality and viability of town centres through consolidating development, encouraging a mix of uses and maximising the use of land.
- A funeral home is not permitted in established and proposed residential area.
- The residential uses at the second and third floors and adjoining uses to south and west are completely incompatible with a funeral home and embalming room particularly in the context of accessibility issues, and the location of the site on a significant junction.

6.1.3 ***Traffic/ Carparking***

- The subject site is located on a busy roundabout at the junction of the R446 Dublin Road and R389 Tullamore Road in Kilbeggan town.
- Within 60m of subject roundabout to the south, St. Mary's Avenue accesses onto the R389 serving 19No. houses and rear access for commercial businesses along Upper Main Street and St. Mary's Avenue. The condition of the laneway off St. Mary's Avenue serving the rear of the appeal site is poor and is not of the width, alignment or surface condition to permit anything other than occasional use. The laneway serves the rear of residences, and their amenity will be impacted upon.
- Within 10m of the subject roundabout to the east, Harbour Road accesses onto the R389 serving church and local traffic.
- Within 100m there is a secondary school.
- The traffic also travels to the motorway from the east and west of the town.
- The applicant states the carpark of the church will be used.
- No Traffic and Transport Assessments were carried out.

- Dished kerbs are provided for universal access for the disabled, buggies, small motorised mobility scooters and pedestrians. There will pedestrian movements, and this will cause problems. It is not for the commercial use of mixing of uses, hearse, embalmer etc. There are also conflicting uses in terms of the school, creating haphazard traffic movements between funeral traffic, town traffic, pedestrians.
- CPO 16.36 The Plan outlines the requirements for parking, 5% for disabled, and CPO 17.37 requires one bicycle parking space to be provided.
- The proposed parking for staff and hearse are outside of the site boundaries.
- The proposed collection area in front of the appeal site would be encroaching into traditionally pedestrian space and it is difficult to see how a funeral cortege can safely enter and exit from the roundabout without impacting on the freeflow of traffic.
- There are residents living on Upper Main Street, and businesses operating alongside them. There is no capacity in the surrounding road network to accommodate on-street disabled parking to facilitate the development.
- The applicant has failed to demonstrate that the traffic movements, including operational/ deliveries/ collections can be accommodated satisfactorily on a busy roundabout on a regional road network.
- There was no comprehensive schedule for changing the use of a protected structure. The entire development is shown in 3no. offices. No internal layouts provided, no requests in relation to pipework or venting for the embalming room. There was no Architectural Assessment report provided with the planning application.
- There is concern regarding the impact on residential amenities. The planner's report fails to refer to the overhead residential use, and the same hallways will be used between the existing and proposed uses.
- Most uses for funeral homes will be later in the day from 3pm onwards, and many users will be travelling distances from outside the town in cars. There will be a serious parking issues in the immediate vicinity of the site. The proposal proposes to park the hearse on a public amenity area. The proposal

will give rise to overflow car parking on Upper Main Street, and it will impact on residential amenity.

- No consideration has been given to the context of the streetscape with the likelihood of queuing for prolonged busy periods on the main streets into the town. There is a failure to recognise the mature and residential amenity of the area which will be compounded by the traffic and congestion implications of the development.
- CPO 16.47 of the Plan recognises places of worship should not create unacceptable levels of traffic congestion and comply with carparking standards and not impact on the amenities of immediate residents.
- The embalming room is less than 4m from the appellants house and due to the crescent shape the window of the room is at a 45 degree angle to the appellants house.
- There is no assessment or information regarding control of liquid wastes or biological wastes. The rear yard and rear door are not in use, and all waste, use, bodies and upstairs residents have to use the front door.
- There will be parking to the front of the building, general noise and disturbance and a level of seclusion that will interfere with their amenities.
- The proposal will detract from the desire to living in a dwelling, also a protected structure on the main street of Kilbeggan by virtue of the multiple inconveniences and poor amenity caused by the development.
- The proposal will detract from the value and desire to live will result in overdevelopment of the appeal site in that it cannot provide adequate parking, accessible parking or disabled parking, waste storage or a private entrance.
- ***There is a Judicial Review of the final grant of permission for planning reference 21/503 whereby it is alleged the planning authority failed to notify the appellant of the decision dated 17th of August 2022, and failed to notify the appellant during the appropriate period for the appeal.***

6.2. Applicant Response

There was no response received.

6.3. Planning Authority Response

There was no response received.

7.0 Assessment

7.1. The proposed development, which is now existing, involves the change of use of a ground floor unit of a large building from a commercial premises to a funeral undertakers. The building is a protected structure (B37) as listed in the Westmeath County Development Plan 2021-2027. The plans include 3No. rooms, a Pre-room, a family room and a proposed office/ display area. The entrance hall to the front of the building is also access to the upper floors of the building, which are not the subject of this application.

7.2. I inspected the site and had regard to the content of the appeal file. The planning authority granted planning permission for the proposed development for a temporary period of **three years only** (as per Condition No. 2). I consider the relevant planning issues to be assessed under this appeal are as follows:

- Compliance with the Development Plan
- Impact on the Protected Structure
- Traffic/ Parking
- Impact on Residential Amenities
- Other Issues
- Appropriate Assessment

7.3. *Compliance with the Development Plan*

7.3.1 The subject site is a ground floor portion (72.2sqm.) of a three-storey terrace building located to the east of Main Street in Kilbeggan. The terrace is on the south side of a roundabout which is a busy intersection in Kilbeggan. The roundabout is the junction of two busy Regional Roads, the R446 to Tyrellspass (known as the old Dublin

Road) and the R389 to the south serving the M6 interchange, and Main Street Kilbeggan.

- 7.3.2 The relevant development plan is the Westmeath County Development Plan 2021-2027. The relevant zoning Map for Kilbeggan is Map 5, which indicates a Mixed Use zoning objective for the site. Map 7, indicates the subject site is a Protected Structure. The proposed use as a funeral home is compatible with the Mixed Use land zoning use. There is a Settlement Plan for Kilbeggan outlined in Chapter 8.3.2 of the County Development Plan. Relevant policy objectives include:

It is Council policy objective to:

CPO 8.74 *Support the preparation and implementation of a Placemaking/Public Realm Strategy for Kilbeggan over the plan period.*

CPO 8.75 *Ensure that the town centre is accessible to all members of the community, including people with mobility issues, the elderly and people with young children.*

- 7.3.3 The function of the town is to perform an important service town for its community and the surrounding rural hinterland. The change of use from a commercial outlet to a funeral home is a community/ commercial function. The Development Plan confirms that the proposed development is consistent with the Mixed Use zoning objective applicable to the appeal site, and therefore the proposal is acceptable in principle at that location.

7.4. Impact on the Protected Structure

- 7.4.1 The proposed development is located in one ground floor portion of a Protected Structure, B37, as listed in the Westmeath County Development Plan 2021. According to the National Architectural Inventory, where the entire building is listed under reference number 15321051, the original use of the entire building was a hotel. It was recorded on the inventory in 2004, and it has undergone significant material changes to the front façade since that date. It is described as end-of-terrace Tudor Gothic style eight-bay two-storey (with attic level) former hotel, built c.1830, on a curved/crescent plan. Central two-bay gable-fronted section flanked by lower single-bay dormer windows (three to north end). Now in use as funeral undertakers, post office, adult education office and private flats. It includes a hipped

natural slate roof (half-hipped to south end) with rendered chimneystacks, raised stone verges and cast-iron rainwater goods.

7.4.2 The planning documents state the applicant, Bernard O' Grady has been a funeral director since 1979 and has run his business in Kilbeggan for over 40 years. The business is 60m from St. James church, where the vast majority of the traffic can park. The local priest has given written consent to this proposal. The site is located in a prominent position in the streetscape to the east end of Kilbeggan at junction of main roads to Dublin and Tullamore. There is a wide footpath/ public realm to the front of the building between the crescent shaped building line and the edge of the roundabout. According to the inventory it is '*A highly prominent building in a subdued Tudor Gothic style, which provides a formal set piece at the east end of Kilbeggan. It retains its early form and character, despite multiple changes of use over the years. The main façade is slightly clumsy in execution but contains some good cut stone detailing to the window and door openings. The location of this hotel, in close proximity to the former Grand Canal Harbour (built 1828-35), suggests that this structure may have been built to cater for increased canal trade. This building remains an important part of the architectural heritage of Westmeath and a local landmark, dominating the approach into Kilbeggan from the east.*'

7.4.3 The proposed change of use of the western ground floor section of the building to a funeral undertakers is in my opinion, discreet. The entrance door and windows do not materially alter the external appearance of the structure when viewed from the front. The door and windows to the front of the building are timber, with two upvc windows inserted on the rear elevation. According to the planning application, the alterations to the front of the building were carried out over ten years ago.

7.4.4 The building has been radically modified from its former hotel usage. However, it remains an imposing building at the entrance of the town from the east. I consider the change of use to the funeral undertakers to be discreet, and it involves minimal alteration to the front façade of the building. I would consider the change of use to be acceptable in terms of the architectural conservation objective associated with the building.

7.5 Traffic/ Parking

- 7.5.1 The planning application contained a letter of consent from the local priest enabling the applicant to utilise 60No. spaces associated with St. James Church, which is 60metres east of the site, along Harbour Road. The applicant intends to use the public share space to the front of the building for loading and unloading of the hearse, waste material and removal of remains and use for mourners.
- 7.5.2 The Engineering Report on the planning file dated 08/06/2022 recommended a Refusal of permission and stated the shared public space was not to be utilised for the stated functions. Following receipt of Clarification of Further Information of the 25th of July 2022, the Engineering Report dated 15/08/2022 recommended a **temporary permission** for the development until a longer-term solution, to the use of the area in front of the building to accommodate vehicular traffic, be established, including consideration to parking at the rear.
- 7.5.3 The subject site is located on a busy roundabout at the junction of the R446 Dublin Road and R389 Tullamore Road in Kilbeggan town. This is a busy intersection. I noted it is difficult to manoeuvre into the large setdown area to the front of the building due to the alignment of the building and the proximity to the roundabout. Due to proximity to the roundabout, in my opinion, the turning movements into the wide forecourt area could be confused with turning movements onto the roundabout. The subject area is paved with cobble lock and there are bollards and trees located along the roadside boundary at the edge of the roundabout. There is a narrow dishd kerb providing vehicular access into the area. It is clear the dishd kerb was not envisaged for heavy traffic use. According to the applicant's submission, the access and egress is a setdown area during removal times only, and it is considered to be fit for purpose. The applicant also states the proposal is traditionally an after hour services and will not directly compete for space during peak demand times. I noted, the exist out from this area onto the Main Street, which is also a dishd kerb is challenging due to the proximity of the roundabout to the entrance/ exit points. In my opinion, the turning movements out of the forecourt area back onto the roundabout, towards Harbour Road where the Church is located, will interfere with the free flow of traffic on the roundabout, which is a busy intersection entering the town and providing direct access to the M6 motorway from Main Street (R389), the old Dublin Road (R446).

- 7.5.4 The appellant submits the dished kerbs are provided for universal access for the disabled, buggies, motorised mobility scooters and pedestrians, particularly using the local post office which is located on the ground floor of the building. I believe the planning authority's engineering report expresses clear reservations about the proposed development utilising this area for the loading/ unloading of coffins, accommodation of families and disposal of waste and to facilitate deliveries. From my understanding of the planning reports on file, the planning authority was concerned about the use of the area in front of the building for a hearse and other traffic associated with the proposed use as a funeral undertaker. This is the reason a temporary permission of three years was granted to enable the applicant to investigate an alternative arrangement possibly to the rear of the building. I examined the laneway to the rear of the building during my site inspection. I believe the access to the lane is too narrow to service the proposed development. In addition, it appeared to me there is no apparent turning area except within a third-party service yard area. The provision of parking to the rear would appear to me to be complex, and would involve the alteration of properties outside the boundaries of the subject site.
- 7.5.5 The proposed parking provision associated with the proposed development will be accommodated within the church grounds, 60metres from the site. It is submitted that with normal funeral activities the final journey is supported with traffic controls such as a guard of honour or Garda Assistance.
- 7.5.6 In my opinion, it is inevitable parking will occur to the front of the building before and during removal and funeral services. I consider the parking forecourt area in front of the appeal site will be encroaching onto a multifunctional public realm. The forecourt area is used for minimal parking, it is not a designated parking area. It provides for disabled access, and setdown deliveries/ collection area for the 2 existing commercial uses (one is a training centre) on the ground floor of the building. It is also an amenity feature and setting for the Protected Structure with its crescent shape, cobblelock finish, landscaping and bollards. In my opinion, it is difficult to see how a funeral cortege can safely enter and exit from the roundabout without impacting on the freeflow of traffic along the main road network at a critical and heavily trafficked entrance point to Kilbeggan. The applicant has failed to demonstrate that the traffic movements, including operational/ deliveries/ collections

can be accommodated satisfactorily on a busy roundabout on the regional road network.

7.5.7 Given the serious parking constraints associated with the subject site and the proposed use as a funeral undertakers. I consider granting the permission on a temporary basis for three years is an inappropriate solution. Given the parking restraints associated with the site, the location is inappropriate for a funeral undertakers use in terms of traffic and pedestrian safety. There are serious parking constraints with the proposed site. The location of the proposed change of use may be convenient to the local church, but it is inappropriately located alongside a heavily trafficked roundabout. The proposal will ultimately cause congestion at the main entrance to the town and will be hazardous to pedestrians using the paved area to the front of the building. In terms of traffic freeflow and pedestrian safety, I do not consider the proposed location to be acceptable in traffic safety terms, due to the absence of parking associated with the site and its position on the roundabout serving the Main Street of Kilbeggan and two Regional Roads.

7.6 Impact on Residential Amenities

7.6.1 The appellant appeal expresses concerns regarding the negative impact on existing residential amenities that will arise as a result of the proposed development. Concerns regarding congestion, noise and chemical waste.

7.6.2 The subject site is a town centre site, located on a busy roundabout. The site is zoned for Mixed Use, and not residential. Town Centre living is associated traffic, people, late night opening and generally a lot of activity. The proposed use as a funeral home, is conducive to a town centre location. The office and embalming rooms would be quiet during business daytime, and it would not be in operation every day. Furthermore, funerals and removals take place in the evening time or morning time usually during peak traffic times. Therefore, the impact on residential amenities in terms of noise, waste etc would be indiscernible from the existing baseline noise, congestion and waste of the area. The waste generated from the embalming room is cause for concern from the appellant who resides in the neighbouring house, and the window of the room is only 4metres from her dwelling. According to the submission received on the 25th of May 2022, the applicant has been an undertaker and funeral director in Kilbeggan for over 43 years. He utilises

the services of Initial Hygienic Cannon and Medical and this includes the isolation and removal under controlled conditions all clinical and liquate waste, biological waste on a weekly basis. Notwithstanding this information, I consider that this issue should have been more comprehensively addressed under the assessment of the planning application given the following:

- The proximity to the appellants dwelling;
- The relationship of the appellants dwelling to the proposed development;
- Lack of clarity on the submitted drawings where the waste is to be stored.

7.6.3 I acknowledge from the submitted plans, the front door to the premises provides access to the ground floor (subject site) and the upper floors of the building. Accordingly, the proposed development would share the single access with the upper floors. According to the third-party appeal, the upper floors are in residential use. I could not establish this from my site inspection as I had no access to the upper floors. There is insufficient information on the planning application file to determine the impact of this shared entrance on the upper floors. It would not be an ideal situation, if the upper floors were residential and the residents had to gain access to their living accommodation via the funeral undertakers. I note from the floor plans submitted the stairway/ access hallway to the upper floors are excluded from the site boundaries. This issue was not raised as part of the planning application assessment and is therefore a new issue. I did examine the rear of the building, and I was unable to establish if the rear access is the access to the upper floors. There is insufficient information on the planning file regarding the upper floors, to determine the impact on the existing or future use of the upper floors in the context of sharing the same access with the proposed development given the sensitive nature of the proposed change of use.

7.7 Other Issues

7.7.1 I note the inclusion on appeal a Copy of a High Court Order between Clodagh Heffernan (the appellant), and Westmeath Co. Co. (the respondent) and Bernard O Grady (the applicant) for an application for a Judicial Review, regarding the planning authority's alleged failure to inform the appellant of its decision to grant planning permission for the development.

7.7.2 I note the photographs supplied with the third party appeal indicating hearse and other vehicles parked within the public realm fronting the building.

8.0 AA Screening

8.1. Having regard to the scale and nature of the proposed development which relates to a change of use of a ground floor of a building within the built up area of Kilbeggan town, and that there is no direct or indirect hydrological link to any Natura 2000 sites, it is concluded there is no potential for significant effects on a Natura 2000 site arising from the proposed works either alone or in combination with other plans/projects.

9.0 Recommendation

I recommend the proposed change of use be refused because it is considered to be an inappropriate location in terms of parking/ traffic and pedestrian safety.

10.0 Reasons and Considerations

Having regard to the absence of a designated parking/ setdown area associated with the subject site, the location of the site on a heavily trafficked roundabout in Kilbeggan, the shared function use of the paved area fronting the subject site, it is considered 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence, directly or indirectly, the exercise of my professional judgement in an improper or inappropriate way.

Caryn Coogan
Planning Inspector

30th of May 2024