



An
Bord
Pleanála

Board Order ABP-320713-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0430/WEB

Appeal by Michael Doyle of 4 Willowfield Park, Goatstown, Dublin against the decision made on the 8th day of August, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Fanagans Funeral Directors care of Manahan Planners of 38 Dawson Street, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use of the ground floor of the building and its associated single-storey buildings to the rear from retail to use as a funeral home. The proposal includes new fascia signage to the front of the building and new double door entrance onto the rear laneway. Vehicular access will be retained from the rear laneway, all at 6 Willowfield Park, Goatstown, Dublin.

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.

Reasons and Considerations

Having regard to the neighbourhood zoning objective for the area 'to protect, provide for and/or improve mixed-use neighbourhood facilities', and the policy framework provided by the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with Policy Objective MFC1, which seeks to provide a variety of uses, inter alia, within neighbourhood centres that meet the needs of the community they serve, would not have an adverse impact on the residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The number of funerals/services or similar events carried out at the proposed development shall not be more than one at a time.

Reason: In the interest of clarity and in the interest of the residential amenities of the surrounding area.

3. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

A circular stamp of An Bord Pleanála is visible in the background, featuring a stylized 'S' logo and the text 'BORD PLEANÁLA' around the perimeter. Overlaid on the stamp is a handwritten signature in cursive script that reads 'Patricia Calleary'.

Patricia Calleary

Member of An Bord Pleanála

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

Dated this 24 day of February 2025.