



An  
Bord  
Pleanála

**Board Direction**  
**BD-000225-18**  
**ABP-300435-17**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17.04.2018 .

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the nature of the development to be retained comprising domestic garages and an aviary structure with a limited footprint and the extent and character of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development for retention would not seriously injure the visual and residential amenities of properties in the vicinity or have an adverse impact on surface water drainage and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. 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 27th day of October 2017

**Reason:** In the interest of clarity.

2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. The use of the domestic garages shall be ancillary to the use of the main house and shall not be used for human habitation or any commercial use.

**Reason:** In the interest of the proper planning and development of the area.

4. The aviary shall be used to house birds only and shall not be used for any other purpose including as a dog kennel.

**Reason:** In the interest of residential amenities and the proper planning and development of the area.

**Board Member**

**Date:** 24/04/2018

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Terry Prendergast