



An
Bord
Pleanála

Board Direction
BD-003013-19
ABP-303614-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/05/2019.

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 zoning objective of the area, the design, layout and scale of the proposed development to be retained and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development for which permission to retain is sought would, therefore, 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 except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The development hereby permitted shall be for a period of five years from the date of this order. The three structures: storage shed, aviary and pigeon loft shall then be removed unless, prior to the expiry of the period, planning permission shall have been granted for their retention for a further period or permanently.

Reason: To enable the impact of the development to be re-assessed, having regard to changes during the period of five years, and to the circumstances then prevailing.

3. The pigeon loft, aviary and storage shed shall be used in association with the applicant's racing pigeon hobby only and shall not be used for commercial purposes.

Reason: In the interest of clarifying the nature of the use and intensity of the development hereby permitted, and in the interest of residential amenity.

4. In the event that the applicant sells or ceases to reside in the associated dwelling, the pigeon loft, aviary and storage shed shall be permanently removed.

Reason: In the interest of clarity, having regard to the details of the application submitted.

5. Within two months of the date of the Boards order, the developer shall submit to, to be agreed in writing with, the planning authority revised drawings showing the removal of trellis fencing on the top of the existing pigeon loft.

Reason: In the interests of visual amenity.

Board Member

Date: 11/05/2019

Paul Hyde