



An
Bord
Pleanála

Board Direction
BD-005288-20
ABP-306000-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2020.

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 residential zoning of the site, to the nature, form, scale and design of the structures to be retained, it is considered that subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential or visual amenities of the area and would not be prejudicial to public health and 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 lodged with the application as amended by the further plans and particulars submitted to the planning authority on the 12th day of August, 2019 and the 18th October, 2019, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The shed to be retained as detailed on drawing no S-05 submitted to the planning authority on the 14th day of May, 2019 shall not be extended. It shall be used for purposes ancillary to the main dwelling, only, and shall not be used for the housing of pigeons.

Reason: In the interest of clarity and to protect the residential and visual amenities of adjoining property.

3. Pigeon Lofts Nos. 1 and 2 as delineated on Drawing No. S-01 received by the planning authority on the 14th day of May, 2019 are not permitted and shall be removed from the site within 6 months of the date of this Order and no new loft structure is hereby permitted..

Reason: In the interest of visual and residential amenity.

Note: In not agreeing with the Inspector's recommendation to retain the pigeon lofts for a period of three years from the date of this Order, in order to enable the impact of the development to be re-assessed having regard to changes during the period of three years, and to the circumstances then prevailing, the Board considered that there was adequate information on the management of the development on the file but considered that the nature of this development on this particular site, which is a constrained site in immediate proximity to adjacent residents, would seriously injure the residential amenities of the area.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 04/03/2020

Maria FitzGerald