

An  
Bord  
Pleanála

**Board Direction**  
**BD-009276-21**  
**ABP-309462-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/10/2021.

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 of the site for existing residential use; the proposal to use the structures proposed for retention for general storage and for poultry rearing for the personal use of the applicant; the nature of the works carried out to provide the structures, and the reversibility of these works and the context of the existing buildings and structures within the walled garden at Drumbar House, it is considered that the proposed retention of the roof structures would not detract from the visual or residential amenities of the area; that their proposed use would be ancillary to the use of the dwelling and accordingly the proposed retention would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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| 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. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority |
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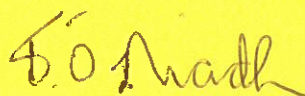


	<p>prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>Within 6 months of the date of grant of permission, works required to lower the section of roof 'C', in accordance with the proposals made in the application documents, shall be carried out to the written satisfaction of the planning authority.</p> <p><b>Reason:</b> In the interest of clarity.</p>
3.	<p>The structures proposed for retention shall be used solely for purposes incidental to the enjoyment of the dwelling as such and shall not be used in connection with trade or commerce.</p> <p><b>Reason:</b> In the interest of clarity.</p>
4.	<p>Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.</p> <p><b>Reason:</b> In the interest of orderly development.</p>
5.	<p>All effluent generated by the proposed development shall be disposed of by spreading on the adjoining land, which shall not be used as pasture, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2017, as amended.</p> <p><b>Reason:</b> In the interest of environmental protection.</p>

Plus

Planning Authority Condition 10.

Board Member



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Terry Ó Niadh

Date: 15/10/2021



