

An  
Bord  
Pleanála

**Board Direction**  
**BD-016561-24**  
**ABP-317977-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2024.

The Board decided by majority vote (2:1) to make a split decision, to

1. Grant retention permission for domestic storage container for dog grooming use (marked A on drawing ref PL 22-015-01 received by Planning Authority on 30 March 2023).
2. Grant retention permission for dog run (marked C on same drawing).

### **Reasons and Considerations (1)**

Having regard to the provisions of the Cavan County Development Plan 2022-2028, to the rural location of the site, the scale and nature of the development to be retained, it is considered that subject to compliance with the conditions below, the development proposed to be retained would not seriously injure the residential or visual amenities of the area, would not be prejudicial to public health or constitute a traffic hazard, would constitute an acceptable use at this location and would be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

(as per inspector; omit 3(a) and 3(b) and insert new condition 2(d) as follows;

'The use of the dog run shall be incidental to the operation of the of the dog grooming facility only'.

Reason: 'To protect the residential amenities of properties in the vicinity and I the interests of clarity'.


3. Refuse retention permission for the dog boarding kennels/ shed (marked B on drawing ref PL 22-015-01 received by planning authority on 30 March 2023).

### **Reasons and Considerations (2)**

The Board considered that the cumulative effect of all the uses to be retained would be seriously injurious to adjoining residential amenity by virtue of the noise impact arising from the operations and that the proposed mitigation measures were insufficient to protect residential amenity.

In deciding not to accept the Inspector's recommendation to grant retention permission for the boarding kennels/shed, the Board considered that the noise impacts could not be satisfactorily addressed by way of conditions.

**Board Member**



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Joe Boland

**Date:** 12/06/2024