



An
Bord
Pleanála

Board Direction
BD-017783-24
ABP-320032-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/10/2024.

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 location and character of the site and surrounding area in a serviced urban area together with the provisions of the Dublin City Development Plan 2022-2028 including section 15.14.18 and the 'Z1' zoning objective for the area, it is considered that, subject to compliance with the conditions set out below, the scale and nature of the development is acceptable. The development complies with local design guidance and does not seriously injure the visual or residential amenity of the area. The development is, therefore, in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application on the 08th day of April 2024, 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be completed to the satisfaction of the planning authority within 3 months of the date of this order.

Reason: To ensure compliance with section 15.14.18 of the City Plan.

3. The development hereby permitted shall be for a period of three years from the date of this order. The pigeon loft shall then be removed unless, prior to the expiry of the period, planning permission shall have been granted for its 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 three years, and to the circumstances then prevailing

4. The pigeon loft shall be used solely for that purpose and shall revert to ancillary domestic storage use in conjunction with the residential use of the main house on the cessation of such use. The structure shall not be used for any commercial purpose.

Reason: To protect the amenities of property in the vicinity.

5. The pigeon loft shall not operate as an open loft and shall be appropriately maintained and cleaned regularly to ensure no odour, vermin or waste generation issues arise.

Reason: In the interest of public health.

6. 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.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Board Member


Declan Moore

Date: 04/10/2024