



An
Bord
Pleanála

Board Direction
BD-019103-25
ABP-321325-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2025.

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

The proposed dog-grooming service, which can be defined as a home-based economic activity, is acceptable in principle, having regard to the zoning objective that applies to the site. The proposed development subject to compliance with the conditions set out below would not have a material impact on surrounding residential amenity, nor would it give rise to any material impacts on the surrounding road network. The proposed use will not generate any significant volumes of waste and, subject to compliance with the conditions set out below, proposals in relation to disposal and collection of same are considered to be acceptable. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed 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 prior to commencement of development and the development shall be carried out and completed in accordance with the agree particulars.

Reason: In the interest of clarity.

2. This Planning Permission is granted for a limited period of three years from the date of this grant at which date the use hereby approved shall cease, unless a further permission has been granted, before the expiry of that date.

Reason: In the interests of the proper planning and development of the area, and so that the effect of the development may be reviewed having regard to the circumstances then prevailing.

3. The developer shall comply with the following:
 - (a) Hours of operation for the proposed dog grooming service shall be as follows: Monday to Saturday, 0830 to 1700, and not at all on Sundays and Bank Holidays.
 - (b) The dog grooming business shall be operated solely in conjunction with the residential use of the main house and shall not be occupied, sub-let or sold separate to the residential element of the main house.
 - (c) Dog grooming shall be by appointment only.
 - (d) No dogs shall be accommodated overnight.
 - (e) The business shall be operated solely by the applicant, no staff are to be employed.
 - (f) The maximum number of dogs to be groomed in one day shall not exceed four.
 - (g) No signage shall be permitted.

Reason: To protect the amenities of the adjoining properties.

4. Noise levels from the development shall not be so loud, so continuous, so repeated, or such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular the rated noise levels from the development shall not constitute reasonable grounds for complaint as provided for in BS4142 Method for rating industrial noises affecting mixed residential and industrial areas.

Reason: In the interest of residential amenity.

5. The developer shall enter into a contract with a waste collection company that is suitably licenced and qualified for the collection of animal waste.

Reason: In the interest of public health.

6. 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 within six months of the date of this Order 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.

Note: The Board concurred with the planning authority that in this instance it is appropriate to limit the permission to three years to allow the use to be reviewed after that period of time.

Board Member



Mary Henchy

Date: 05/03/2025