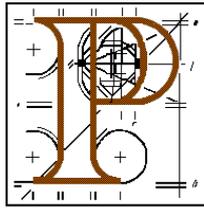


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Wicklow County

Planning Register Reference Number: 17/313

An Bord Pleanála Reference Number: ABP 300435-17

APPEAL by Tina Keatinge Scanlon of Elm Wood, Barnaderry West, Kiltegan, County Wicklow against the decision made on the 16th day of November, 2017 by Wicklow County Council to grant subject to conditions a permission to Joe Mason care of Dean Design of The Millhouse, Dunleckney, Bagenalstown, County Carlow in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of two number garages as constructed to the front of existing dwelling house, retention of aviary with ancillary feed store as erected to the rear of existing dwelling house, all at Barraderry West, Kiltegan, County Wicklow.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature of the development to be retained comprising domestic garages and an aviary structure with a limited footprint, and to the extent and character of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure the visual or residential amenities of property in the vicinity or have an adverse impact on surface water drainage. The retention of the development 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 and particulars lodged with the application, as amended by the further plans and particulars submitted on the 27th day of October 2017.

Reason: In the interest of clarity.

2. 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.

3. The use of the domestic garages shall be ancillary to the use of the main house and shall not be used for human habitation or any commercial use.

Reason: In the interest of the proper planning and sustainable development of the area.

4. The aviary shall be used to house birds only and shall not be used for any other purpose including as a dog kennel.

Reason: In the interest of residential amenities and the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.