



An
Bord
Pleanála

Board Order
ABP-320032-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3502/24

Appeal by Aoife and Donal Daly care of DMCA Consultants Limited of Vickerys, New Street, Bantry, County Cork against the decision made on the 31st day of May, 2024 by Dublin City Council to grant subject to conditions a permission to Margaret Purdy care of Frank Mallen of Dun Mealla, Williamstown, Carbury, County Kildare in accordance with plans and particulars lodged with the said Council.

Proposed Development: Partial retention of existing pigeon loft, partial demolition of existing pigeon loft and permission to construct new walls and roof to comply with DCDP 15.14.18 in both scale and height, all at 46 Beech Hill Drive, Donnybrook, Dublin.

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.

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 (Pigeon Lofts) 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, complies with local design guidance and does not seriously injure the visual or residential amenity of the area. The proposed development and development proposed to be retained 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 8th 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 within three months of the date of this Order 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 three months of the date of this Order.

Reason: To ensure compliance with section 15.14.18 of the Dublin City Development Plan 2022-2028.

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 has been applied for and 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.



Declan Moore

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

Dated this 7th **day of** October **2024.**