

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Meath County

Planning Register Reference Number: SA/110413

An Bord Pleanála Reference Number: PL 17.239317

APPEAL by Susan Byrne of Briarleas Wood, Briarleas, Julianstown, County Meath against the decision made on the 28th day of June, 2011 by Meath County Council to grant subject to conditions a permission to Anne Stanley care of McKevitt Architects of 50 North Road, Drogheda, County Louth in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The development will consist of: (1) The construction of an enclosed horse washing bay on the south side of the existing stable block. (2) The retention of the existing site layout and the amendment of opening hours previously approved under An Bord Pleanála appeal reference number PL 17.230634, planning register reference number SA/801356, all at Corballis, Julianstown, County Meath.

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

It is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would be appropriate to the rural land use of the site and would not seriously injure the amenities of the area or of property in the vicinity. The proposed development and the development proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be carried out, retained 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 with the planning authority prior to commencement of development and the development shall be carried out, retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Water supply and surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Within three months of the date of this order, the developer shall submit to the planning authority a landscaping scheme for the southern mound to the floodlit outdoor arena. This scheme shall include the following:

- (a) A survey of the existing shrub and tree planting: each species shall be identified and plotted on a plan of the mound to a scale of not less than 1: 500. Any shrubs and trees that have died or become seriously damaged or diseased shall be identified.
- (b) A landscaping plan of the mound to a scale of not less than 1: 500 showing all the existing shrubs and trees to be retained, along with any proposed replacement planting and substantial additional planting. The species of all new shrubs and trees and the siting of the same shall be identified.

The submitted scheme shall be agreed in writing by the planning authority and all replacement and additional planting shall be undertaken in the 2011/12 planting season.

Any plants which die, are removed or become seriously damaged or diseased within a period of five years from the date of this order, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

4. The opening hours of the business shall be:

0800 hours to 2000 hours - Monday to Friday

0800 hours to 1700 hours - Saturday and Sunday.

Reason: In the interest of the residential amenities of property in the vicinity.

5. The floodlit outdoor arena shall only be used between 0800 hours and 2000 hours on Monday to Friday and between 0800 hours and 1700 hours on Saturday and Sunday.

Reason: In the interests of residential and visual amenity.

6. The floodlights that service the outdoor arena shall not be switched on when the arena is not in use.

Reason: In the interests of residential and visual amenity.

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. The contribution shall be paid within three 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 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.

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

Dated this day of 2011.