



An
Bord
Pleanála

Board Direction
BD-000378-18
ABP-300630-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on **29th May 2018**.

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 planning history, the pattern of development in the area and the historical presence of the jarvey business operating from the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would 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 as amended by the further plans and particulars submitted on the 17th day of October 2017 and 10th day of November 2017, 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 following shall apply in relation to the use of the development:

(a) A maximum of two number horses shall be kept on the site at any one time and only one jarvey carriage shall operate from the site.

(b) Save for the use of a car and standard horse box there shall be no use of or parking of large vehicles within the site in association with the jarvey business.

(c) The eastern part of the stables / domestic shed labelled 'Existing Domestic Shed' shall be used for storage purposes in association with the use of the dwellinghouse and shall not be used for commercial or agricultural storage.

Reason: In the interest of clarity and to regulate the level of development.

3. The separation between the 'Existing Non Domestic Shed' and the 'Existing Domestic Shed' shall be divided with a solid concrete block wall, which shall be installed within three months of the date of this decision and which shall not contain a connecting door.

Reason : To enable regulation of the development in the interest of the proper planning and sustainable development of the area.

4. The following shall apply in relation to the operation of the development:

(a) All uncontaminated roof waters from the horse harnessing and grooming shed and from the stables / domestic shed shall be piped to the on-site surface water drainage system received by the planning authority on 17th October 2017.

(b) No surface water from the site shall be permitted to flow onto adjoining properties.

(c) All soiled waters from the horse harnessing and grooming shed and from the stables / domestic shed shall be connected to the underground soiled water

storage tank, which shall be maintained fully water tight and shall not be permitted to overflow.

(d) All manure shall be removed regularly and not permitted to accumulate on site.

Reason : In the interest of clarity and to protect the residential amenities of the area.

Board Member

Date: 29/05/2018