



An
Bord
Pleanála

Board Direction
BD-003106-19
ABP-303186-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2019.

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 location of the site on lands zoned for equine uses and to the policies and objectives for the equine industry in the Kildare County Development Plan 2017-2023, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not be prejudicial to public health. 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 and by the further plans and particulars received by An Bord Pleanála on the 10th day of December 2018, 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. Permission is granted for the demolition of all existing buildings as indicated on revised plans submitted on the 10th day of December 2018, with the exception of sheds 1 and 2 which shall be retained.

Reason: In the interest of clarity.

3. The landscaping scheme shown on drg no. 00 as submitted to An Bord Pleanála on the 10th day of December 2018 shall be carried out within 6 months of the date of commencement of development, within the first planting season following substantial completion of external construction works.

Reason: In the interest of residential and visual amenity.

4. Water supply and drainage arrangements, including the 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.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 22/05/2019

Dave Walsh