



An
Bord
Pleanála

Board Direction
BD-004631-19
ABP-304835-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/11/2019.

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 nature, scale and form of the proposed development, its location in a rural area and within a mature site, and distance from adjoining property, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity of the site and would be acceptable in terms of traffic safety. 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, as amended by the further plans and particulars submitted on the 24 th day of April 2019 and the 16 th May 2019 , except as may otherwise be required in order to comply with the following conditions. Where such conditions require details |
|----|--|

| | |
|----|---|
| | <p>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.</p> <p>Reason: In the interest of clarity.</p> |
| 2. | <p>Prior to the commencement of the development arrangements details of water supply and drainage arrangements, including the disposal of surface water, shall be submitted to the planning authority for written agreement and shall comply with the requirements of the planning authority for such works.</p> <p>Reason: To ensure adequate servicing of the development, and to prevent pollution.</p> |
| 3. | <p>The four holiday cabins hereby permitted shall:</p> <ul style="list-style-type: none"> i. Be for a temporary period of 5 years only from the date of this order. On expiry of this period the structures shall be removed from the site and the site reinstated to its former condition, unless its continued use is permitted under a separate and future planning permission, ii. Be used for short stay accommodation associated with the equine activities on site only and shall in perpetuity remain attached to the equine business on site and shall not be sold, leased or otherwise transferred without a prior grant of permission, and iii. Not be occupied until the indoor arena has been constructed to the satisfaction of the planning authority. <p>Reason: In the interest of clarity, orderly development and the proper planning and sustainable development of the area.</p> |
| 4. | <p>Prior to occupation of the holiday accommodation or use of the arena, the entrance gate shall be recessed 10m from the near edge of the public road to the satisfaction of the planning authority.</p> |

| | |
|----|--|
| | Reason: In the interest of traffic safety. |
| 5. | <p>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, means to control dust and dirt on the public road, arrangements for off carriageway parking for all construction traffic and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p> |

Board Member

Date: 29/11/2019

Maria FitzGerald