



An  
Bord  
Pleanála

**Board Direction**  
**BD-007507-21**  
**ABP-307584-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/02/2021.

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 provisions of the Kilkenny County Development Plan 2014-2020 and the National Planning Framework, the permitted use on the site as an equestrian and conference centre, and to the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed change of use would not seriously injure the amenities of the area. would be acceptable in terms of the 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.	<p>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 26<sup>th</sup> day of May 2021 and by the further plans and particulars received by An Bord Pleanála on the 12<sup>th</sup> of August 2020 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.</p> <p><b>Reason:</b> In the interest of clarity</p>
2.	<p>All staff and delivery/ transfer traffic associated with the proposed development shall access the site via the Regional road (R700) only. Clear signage in this regard shall be provided and submitted to the planning authority for its written agreement prior to the commencement of the development.</p> <p><b>Reason:</b> In the interest of traffic safety</p>
3.	<p>All goods, including raw materials, manufactured goods, packaging, crates etc. shall be stored or displayed only within the enclosed building.</p> <p><b>Reason:</b> In the interest of visual amenity</p>
4.	Irish Water
5.	<p>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.</p> <p><b>Reason:</b> In the interest of public health.</p>
6.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the</p>

<p>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, as amended. The contribution shall be paid prior to commencement of development 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 An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p><b>Reason:</b> It is a requirement of the Planning and Development Act 2000, as amended, 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.</p>
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**Board Member**

**Date:** 08/02/2021

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John Connolly