



An
Bord
Pleanála

Board Direction

BD-007742-21

ABP-308773-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2021.

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 rural location of the site, the scale of the activity and its distance from neighbouring residential properties and the policies and objectives of the Kildare County Development Plan 2017-2023, it is considered that, subject to compliance with the conditions set out below, the development for which retention is proposed would not seriously injure the amenities of the area or of residential property in the vicinity, would be acceptable in terms of traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions.

- 1 The development shall be retained and carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans submitted on the 2nd day of October 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 the 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 total number of dogs to be housed overnight at any given time shall not exceed 10 as per the details submitted to the planning authority on the 2nd day of October 2020.

Reason: In the interest of clarity.

- 3 All dogs being housed overnight and shall not be in the open air after 21.00 hours or before 07.00 hours on any day.

Reason: To safeguard the amenities of the area.

- 4 The existing house and the kennel/cattery development shall be jointly occupied as a single unit and shall not be sold, let or otherwise transferred or conveyed save as part of an overall development.

Reason: To restrict the use of this development in the interest of residential amenity.

- 5 All noise mitigation measures as set out within the planning documentation submitted to the Planning Authority on the 2nd day of October 2020, shall be fully implemented. Written and photographic confirmation of the implementation of these measures shall be submitted to, and agreed in writing with, the planning authority within three months of this Order.

Reason: In the interest of residential amenity and the proper planning and sustainable development of the area.

- 6 Water supply and drainage arrangements, including the disposal of uncontaminated surface water and solid waste, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and to ensure a proper standard of development.

- 7 PA c.9
- 8 PA c.10
- 9 PA c 11
- 10 PA c.12
- 11 PA c.13
- 12 Specified financial contribution €17,217.90

Board Member

Date: 24/03/2021

Terry Prendergast

Note: The Board considered that the financial contribution had been correctly applied by the planning authority, other than the inclusion of the area of the horse shelter for development contribution calculation purposes.

Please issue Direction with Order.