

An
Bord
Pleanála

Board Direction
BD-010161-22
ABP-311733-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2022.

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

- 1.1.1. Having regard to the provisions of the Limerick County Development Plan 2010 to 2016 (As extended), and to the nature, and scale of the development proposed and proposed for retention, it is considered that subject to compliance with the following conditions, the development proposed for retention and completion would not seriously injure the amenities of the area or of property in the vicinity or give rise to a traffic hazard. The development proposed and proposed for retention would, therefore, be in accordance with the proper planning and sustainable development of the area.

2.0 Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the amended plans that were received by the Board on the 14th day of September 2021, 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 operational hours of the floodlight shall not extend beyond 2130 hours (9.30 pm) with automatic cut-off of floodlighting at that time.

Reason: In the interest of residential amenity.

3. The floodlight shall be directed onto the horse riding arena and away from adjacent housing and their associated lands. The floodlight shall be directed and cowled such as to reduce, as far as possible, the light scatter outside the horse riding arena and outside the boundaries of the site. Within three months of the grant of this permission details of cowling measures shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of residential amenity and traffic safety.

4. The sheds and wellness/sauna shall be only used for purposes ancillary to the enjoyment of the dwelling house and not for any commercial purposes.

Reason: In the interest of residential amenity.

5. The external finishes of the proposed shed shall be either black, dark grey, dark green or dark brown. Within three months of the grant of this permission

details of the proposed external finishes shall be submitted to and agreed in writing with the planning authority.

Reason: In the interest of the visual amenities of the area.

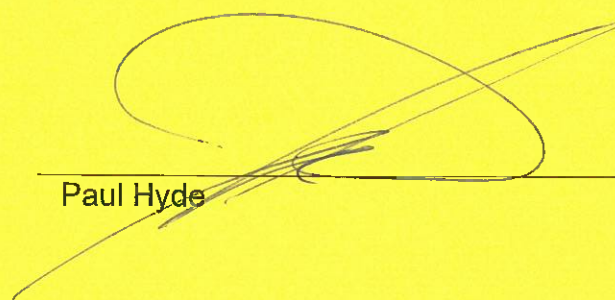
6. Animal waste generated by the proposed development shall be disposed of by spreading on land, or by other means acceptable in writing to the planning authority. The location, rate and time of spreading (including prohibited times for spreading) and the buffer zones to be applied shall be in accordance with the requirements of the European Union (Good Agricultural Practice for Protection of Waters) (Amendment) Regulations, 2018.

Reason: To ensure the satisfactory disposal of waste material, in the interest of amenity, public health and to prevent pollution of watercourses.

7. All surface water shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.

Reason: In the interest of clarity, orderly development and the amenities of the area.

Board Member



Paul Hyde

Date: 03/03/2022

